



PROJECT #LPB49520
Project consists of isolated shell and core improvements to the downtown Macy’s building.

PROPOSED SCOPE OF WORK SUMMARY

- Level 1 Common Area**
ITEM 1. INTERIOR: Construct demising walls to subdivide Level 1 space between tenants and common area.
ITEM 2. INTERIOR: Introduce new ceiling finish elements at Level 1 to define new main entry and common area.
ITEM 3. EXTERIOR: Replace existing door assembly within existing opening at Entry 2.5 to create new main entry statement.
ITEM 4. EXTERIOR: Modify existing marque canopy roof to provide illumination at Entry 2.5 and 8.
ITEM 5. EXTERIOR: Attach new blade sign cabinets to existing marquee canopy for future tenant signage.

- Venue Tenant**
ITEM 6. EXTERIOR: Attach Venue signage to West Elevation.
ITEM 7. EXTERIOR: Reconfigure Entry 9 within existing opening to replace existing doors with new service doors and one pair of egress doors.

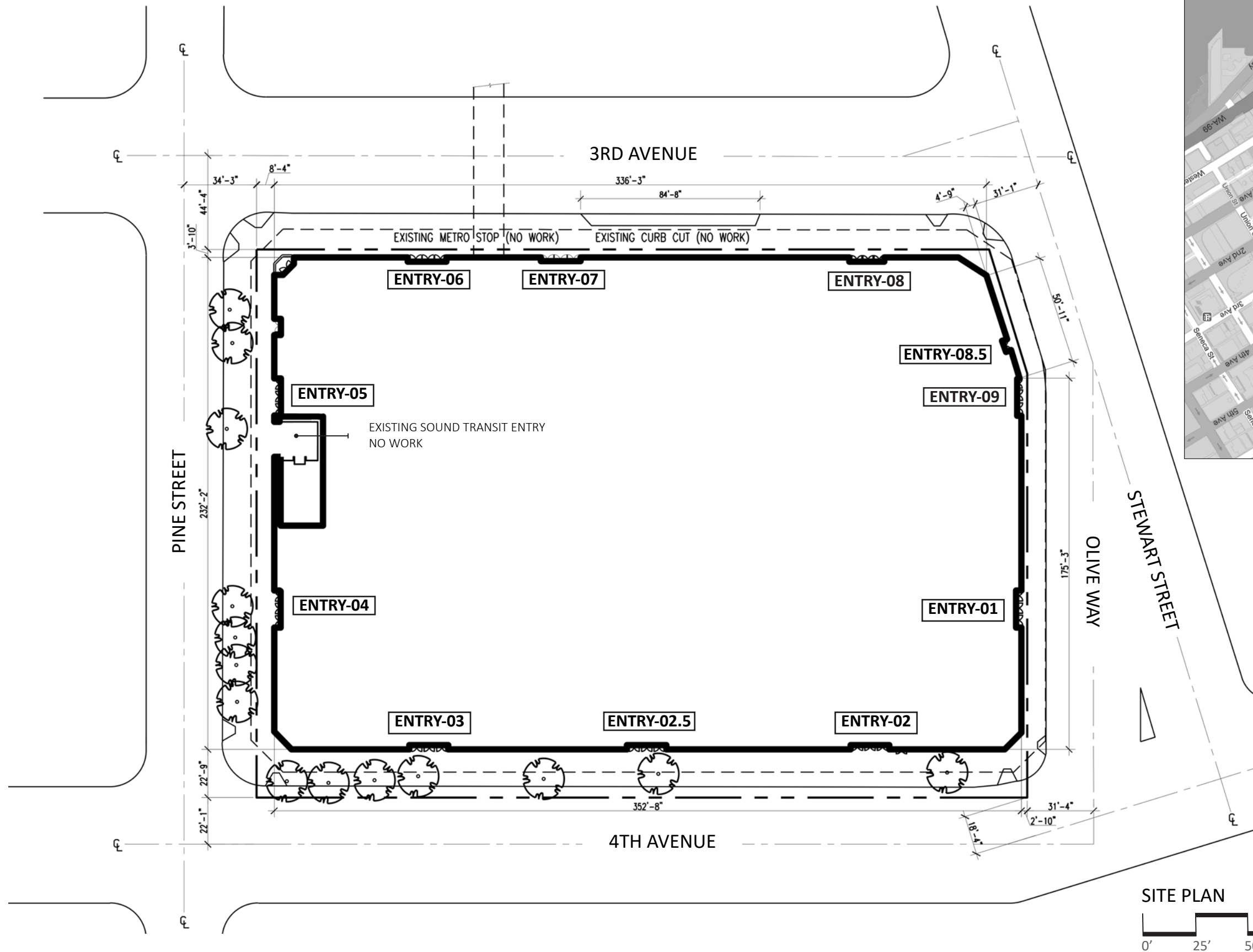
- Tenant A**
ITEM 8. INTERIOR: Remove a portion of L1 ceiling for new retail mezzanine level within the tenant space. Remove portions of the slab to create a vertical connection to Level 2 lease area within the tenant space.
ITEM 9. EXTERIOR: Replace portion of existing display window with new pair of solid egress doors to serve code-required reconfiguration of Stair 2 exit path from Basement and occupancies.
ITEM 10. EXTERIOR: Replace existing Entry 2 with glass display window within existing opening.

- Tenant C**
ITEM 11. EXTERIOR: Replace existing Entry 5 with one glass egress door and a new glass display window within existing opening.

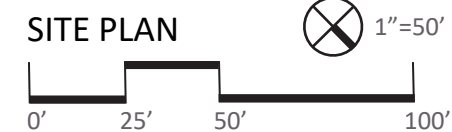
- Tenant E**
ITEM 12. EXTERIOR: Reopen previously sealed Entry 8.5.

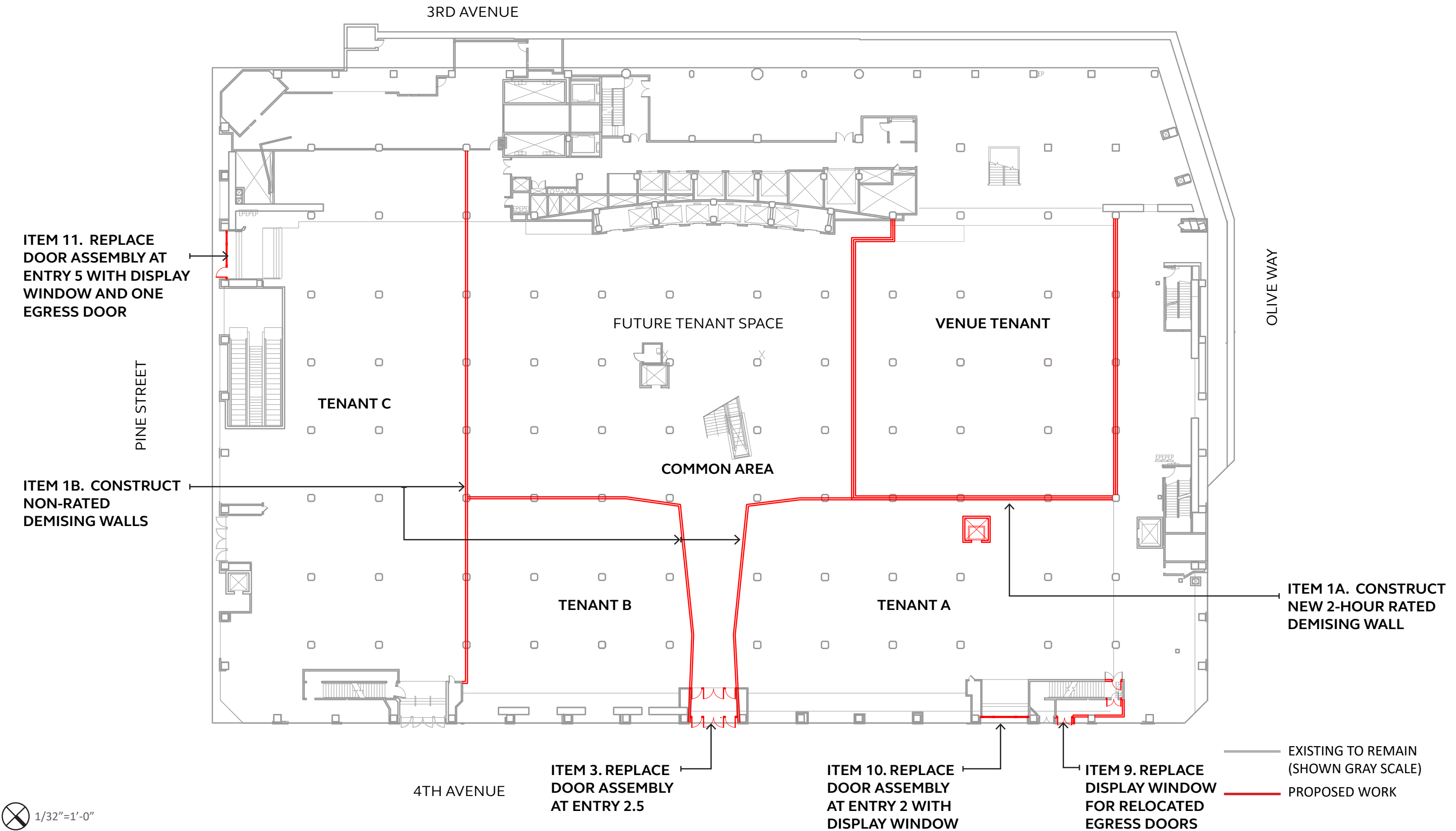
SUMMARY OF LANDMARK CONTROLLED ITEMS PER LANDMARKS ORDINANCE 114772:

- Exterior of the building including roof and marquee
- Decorative ornament of first floor ceiling and columns
- Elevator wall surrounds
- 2 Sets of stair railings located on the first floor



VICINITY MAP
NTS





1/32"=1'-0"

3RD AVENUE

PINE STREET

OLIVE WAY

LOADING DOCK

FUTURE TENANT SPACE

VENUE TENANT

TENANT C

COMMON AREA

TENANT B

TENANT A

ITEM 12.
REOPEN
PREVIOUSLY
SEALED ENTRY 8.5

ITEM 7.
REPLACE EXISTING
DOOR ASSEMBLY AT
ENTRY 9 WITH ROLL-
DOWN SERVICE
DOOR AND PAIR OF
EGRESS DOORS

ITEM 1. CONSTRUCT
NEW DEMISING WALLS

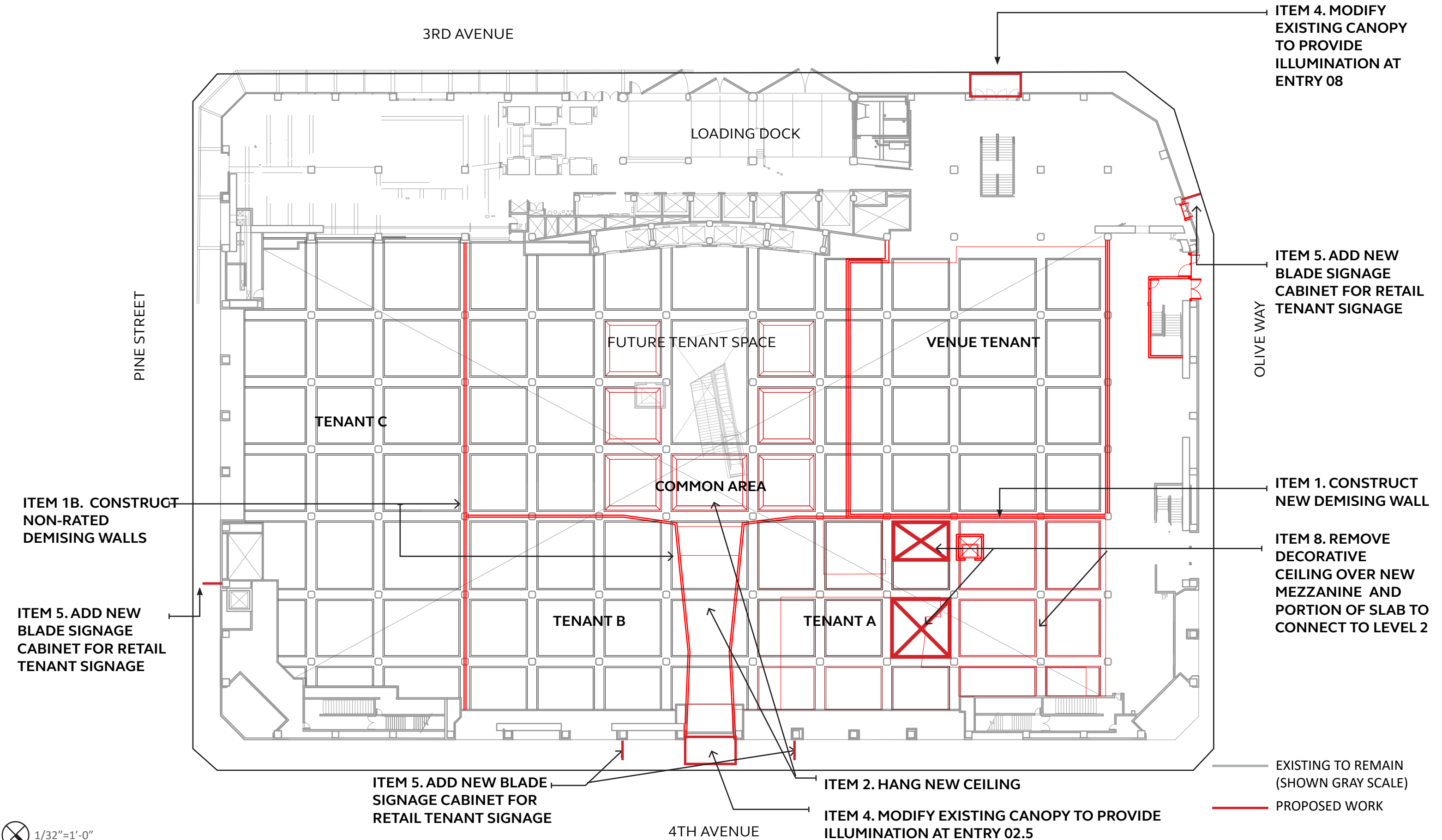
ITEM 1B. CONSTRUCT
NON-RATED
DEMISING WALLS

EXISTING TO REMAIN
(SHOWN GRAY SCALE)

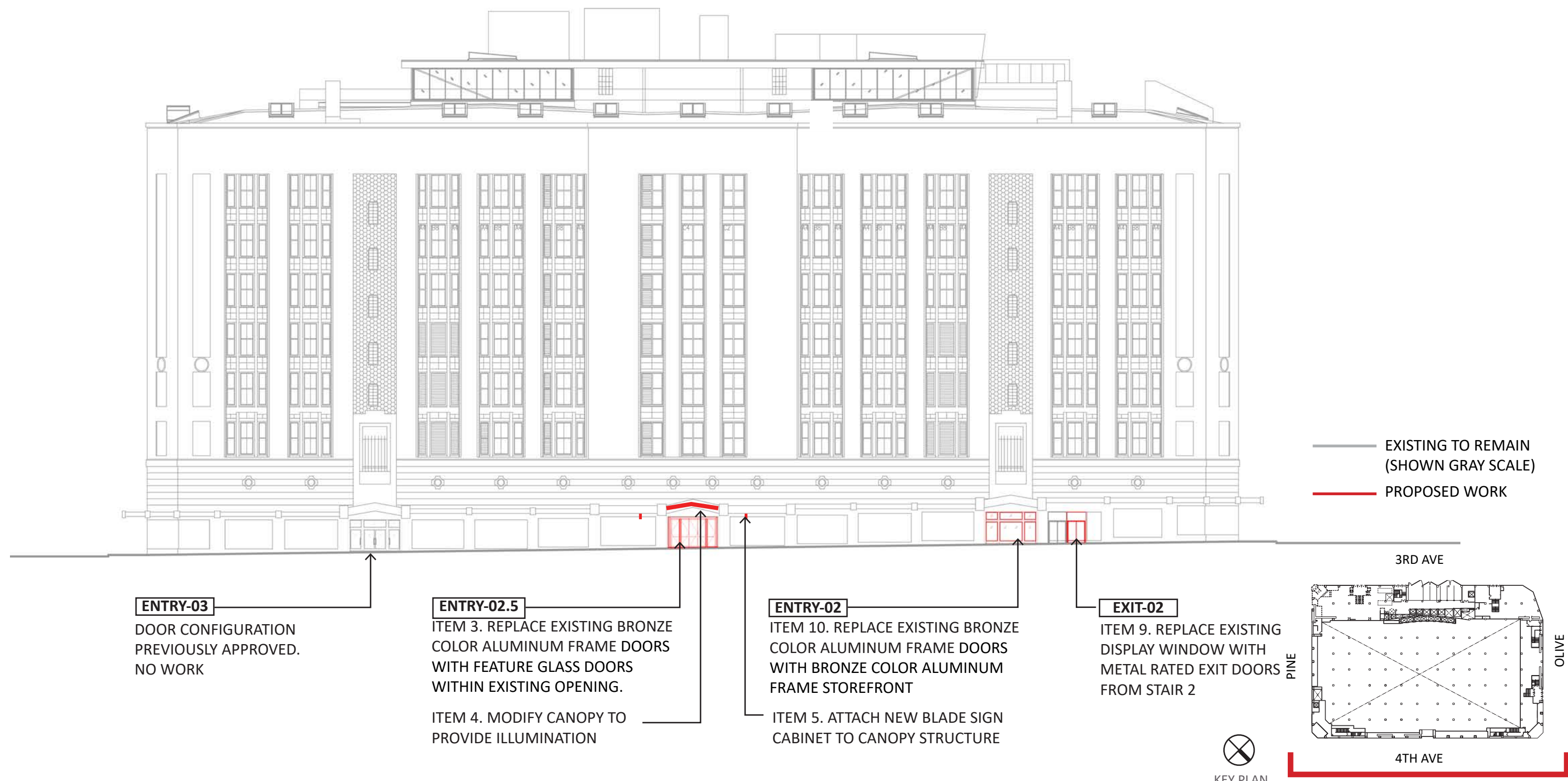
PROPOSED WORK

4TH AVENUE





1/32"=1'-0"





- EXISTING TO REMAIN
(SHOWN GRAY SCALE)
- PROPOSED WORK

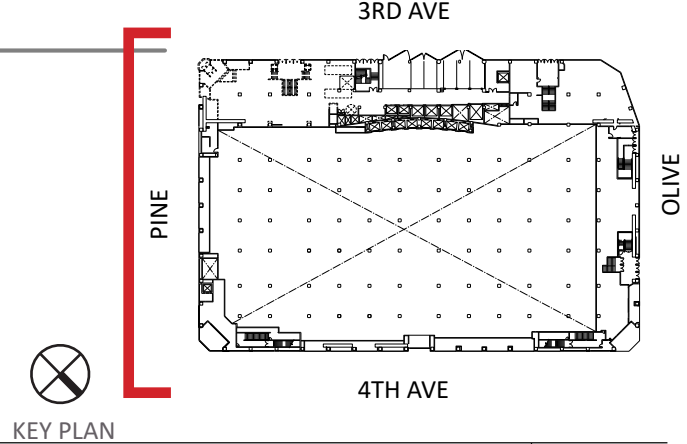
TENANT ENTRY
NO WORK

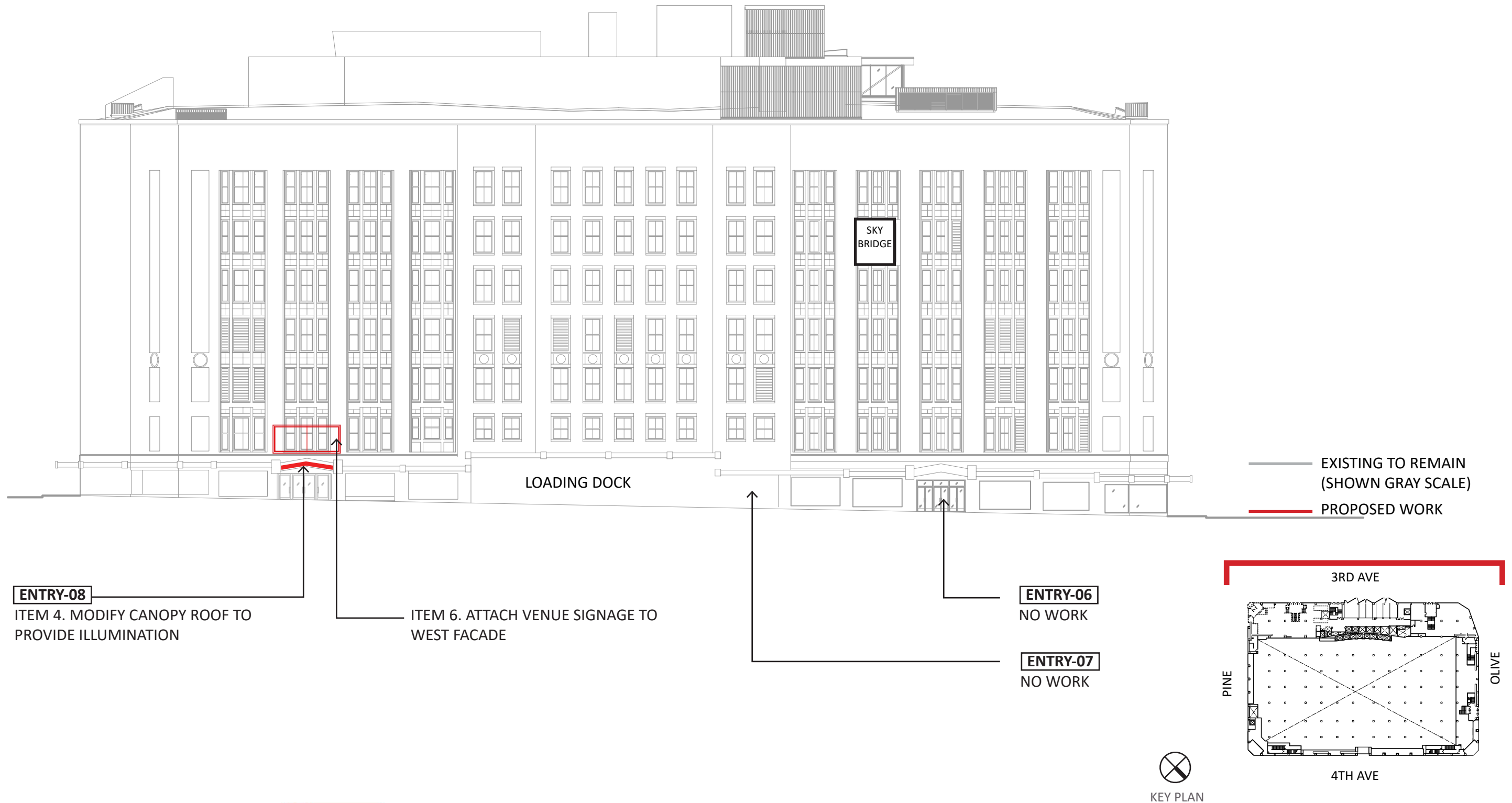
ENTRY-05
ITEM 11: REPLACE EXISTING BRONZE
COLOR ALUMINUM FRAME DOORS WITH
NEW ALUMINUM FRAME STOREFRONT
AND ONE ACTIVE DOOR

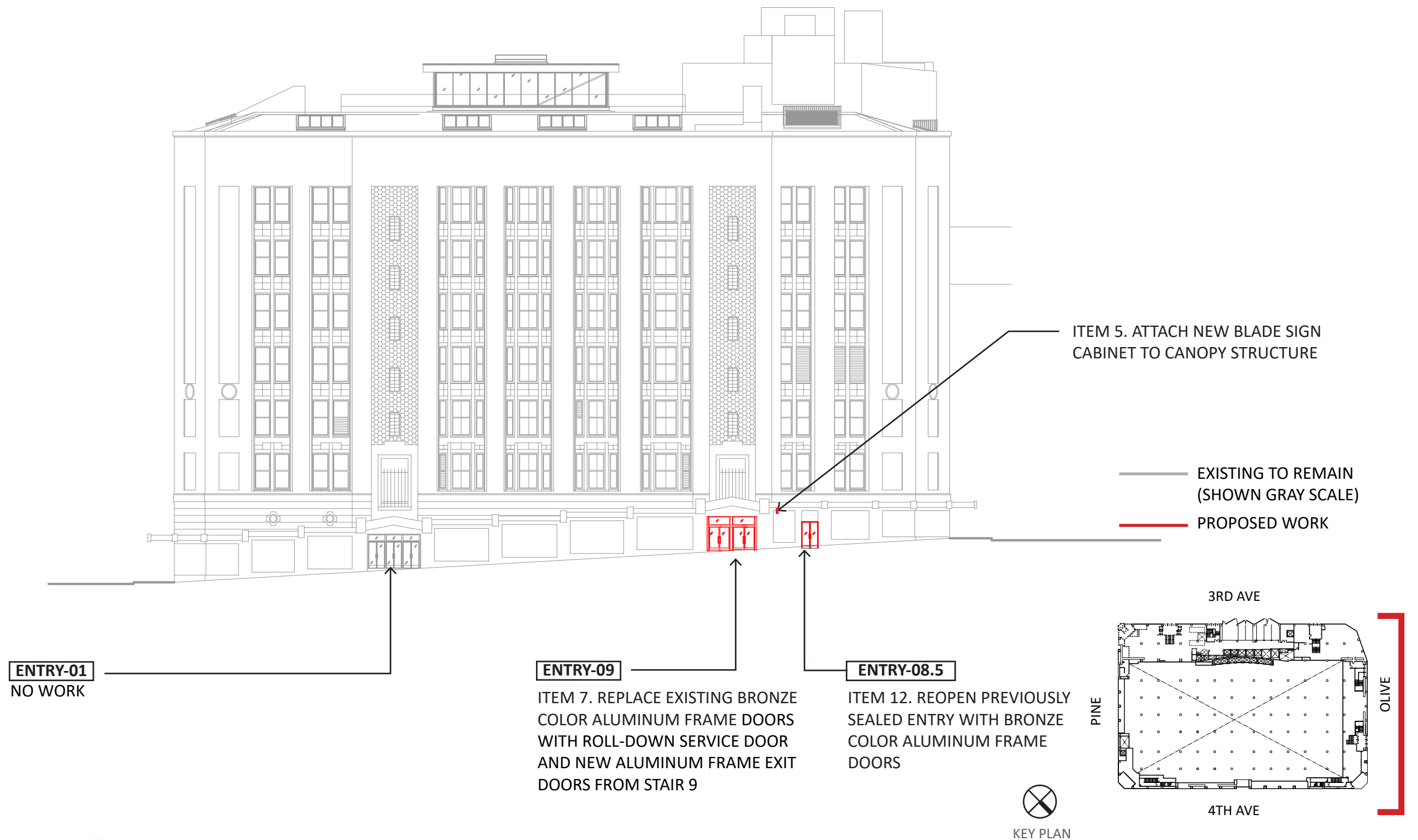
ENTRY-04
DOOR CONFIGURATION
PREVIOUSLY APPROVED.
NO WORK

EXISTING SOUND TRANSIT
ELEVATOR NICHE TO REMAIN

ITEM 5. ATTACH NEW BLADE SIGN
CABINET TO CANOPY STRUCTURE









COMMON AREA

ITEM 1. INTERIOR: Construct demising walls to subdivide Level 1 space between tenants and common area.

SCOPE OF WORK

- Provide new Level 1 “Venue,” separated by a 2-hour fire rated wall.
- Provide new unrated demising walls to delineate Tenants A, B, and C from the Common Area and Entry 2.5.
- Install new decorative trim false beam work as noted.



NOTE
 *HISTORIC DECORATIVE PLASTER:
 HEMP FIBER BINDER & PLASTER.

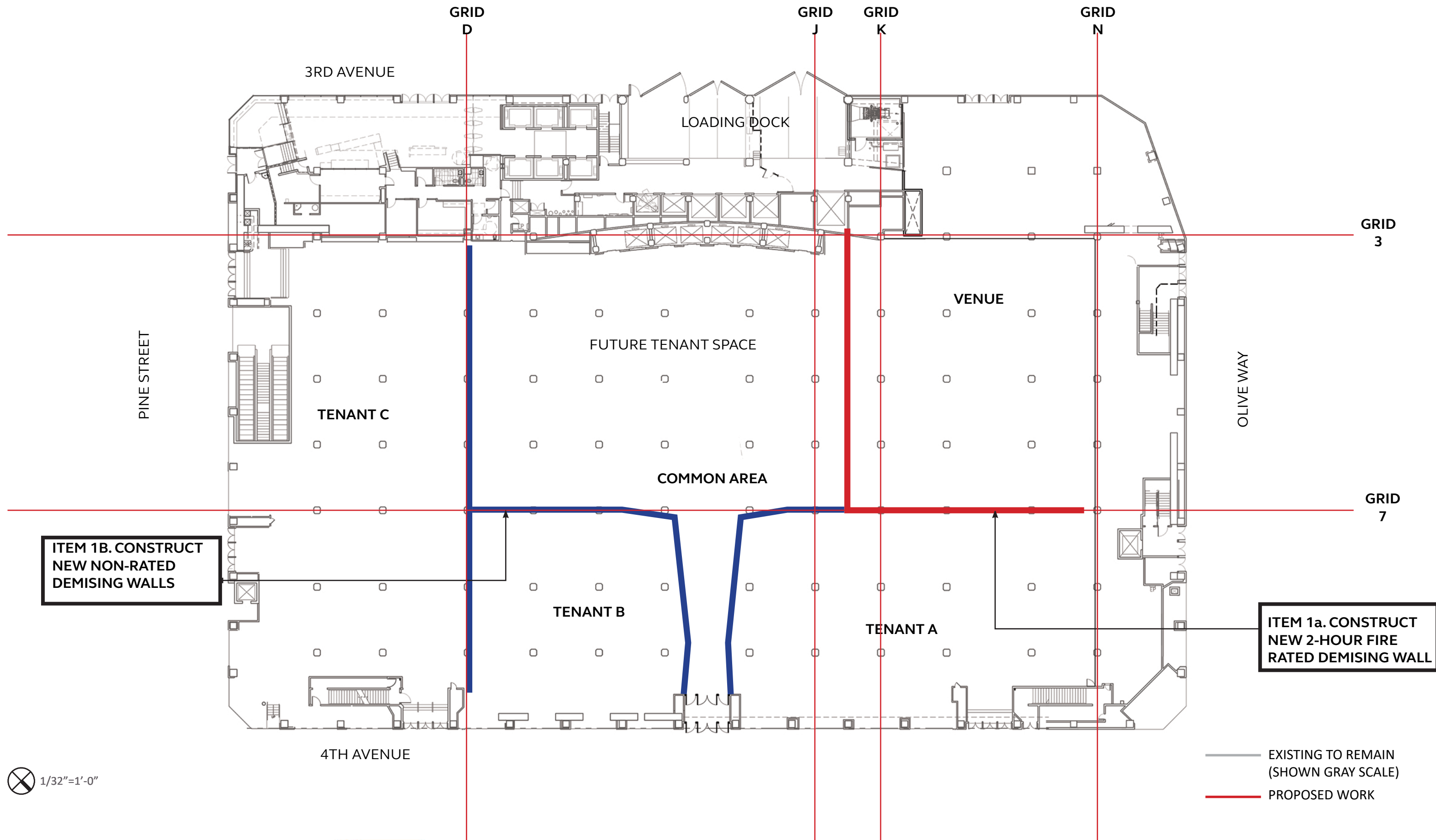
NEW DECORATIVE PLASTER WORK TO BE FORMED FROM MOLDS MADE FROM THE EXISTING HISTORIC TRIM AND CAPITAL, COMPOSED OF THE SAME MATERIALS & FINISHED TO MATCH EXISTING HISTORICAL ELEMENTS.

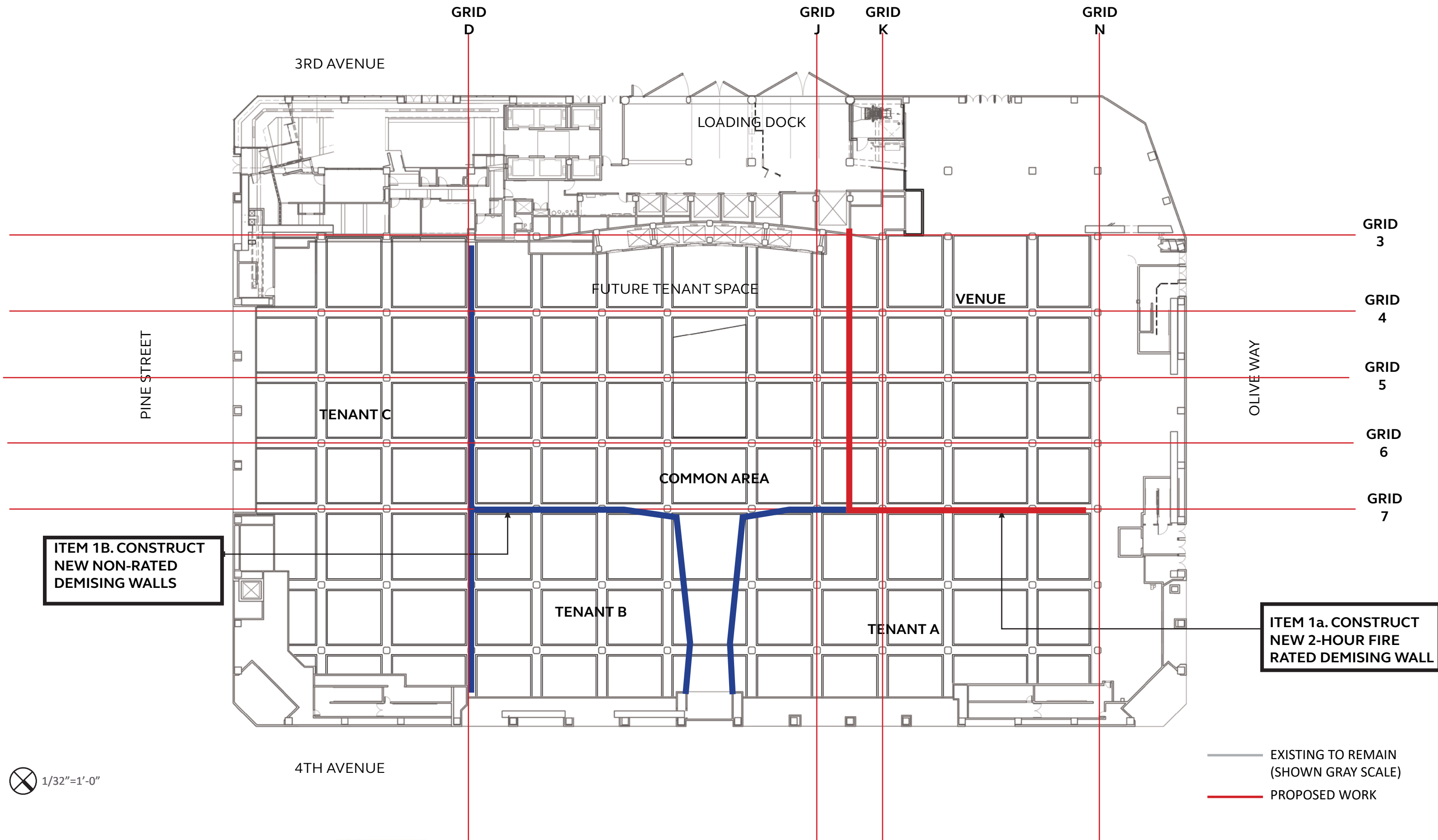


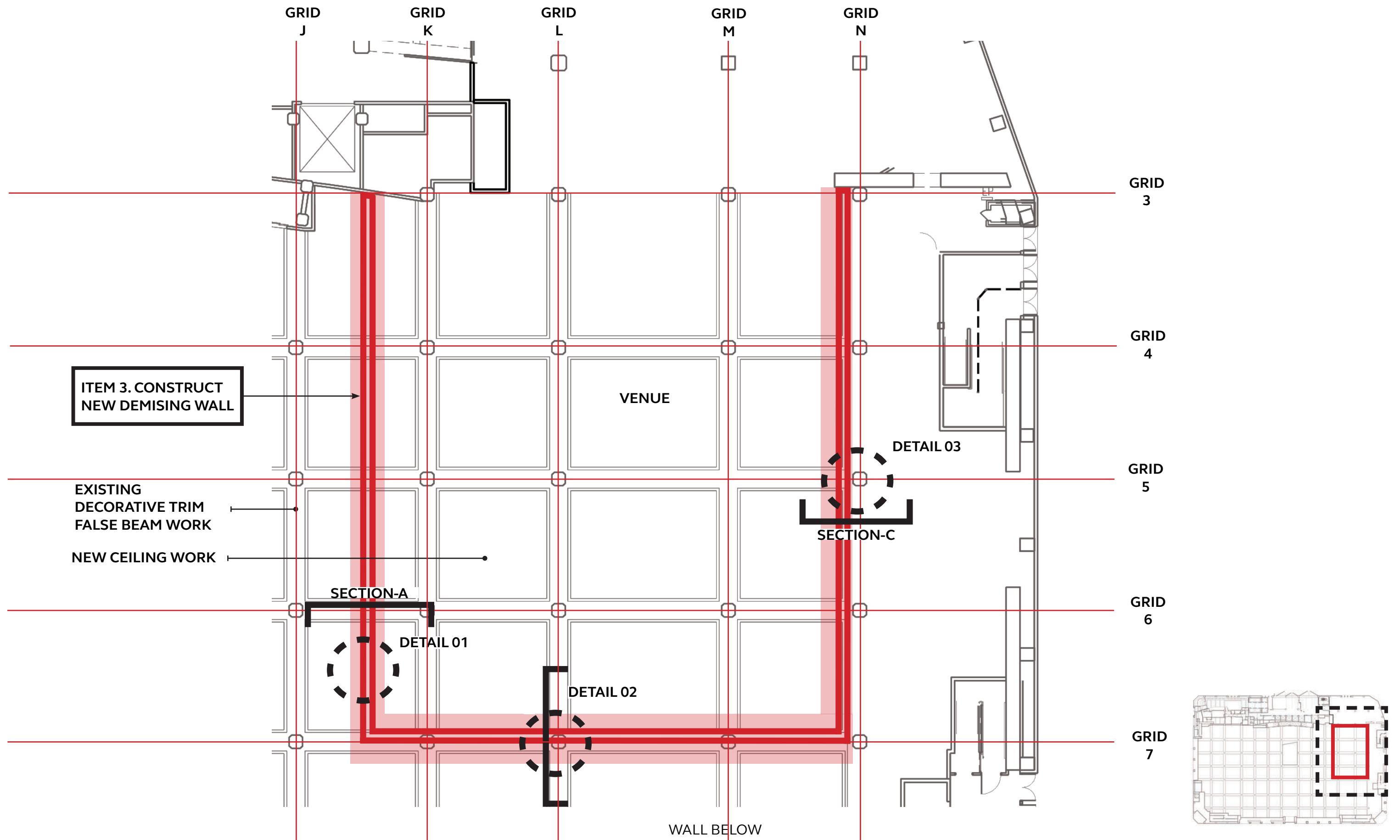
EXISTING HISTORIC DECORATIVE PLASTER TRIM AT FALSE BEAMS*.
 SEE NOTE ABOVE.

EXISTING HISTORIC DECORATIVE PLASTER COLUMN CAPITAL*.
 SEE NOTE ABOVE.

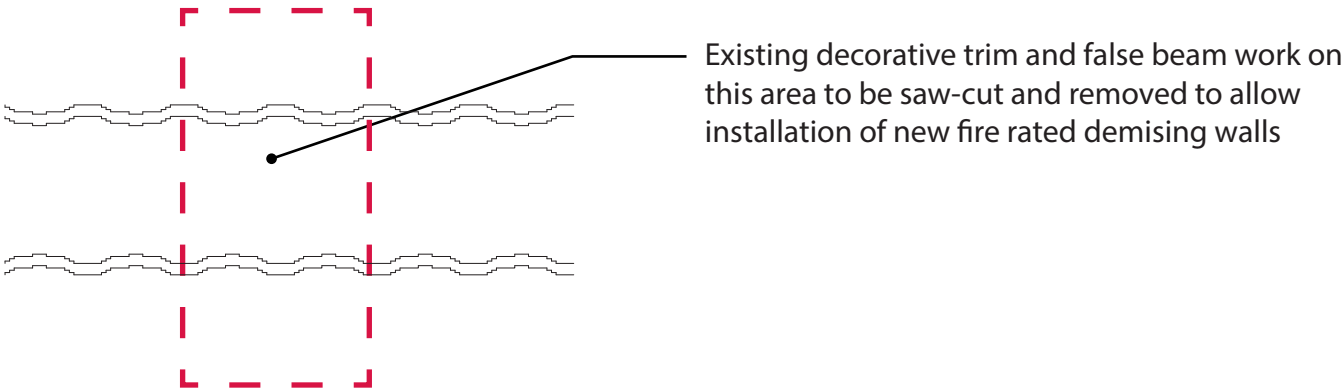
EXISTING COLUMN SHAFT. DIRECT APPLIED PLASTER TO CONCRETE COLUMN.



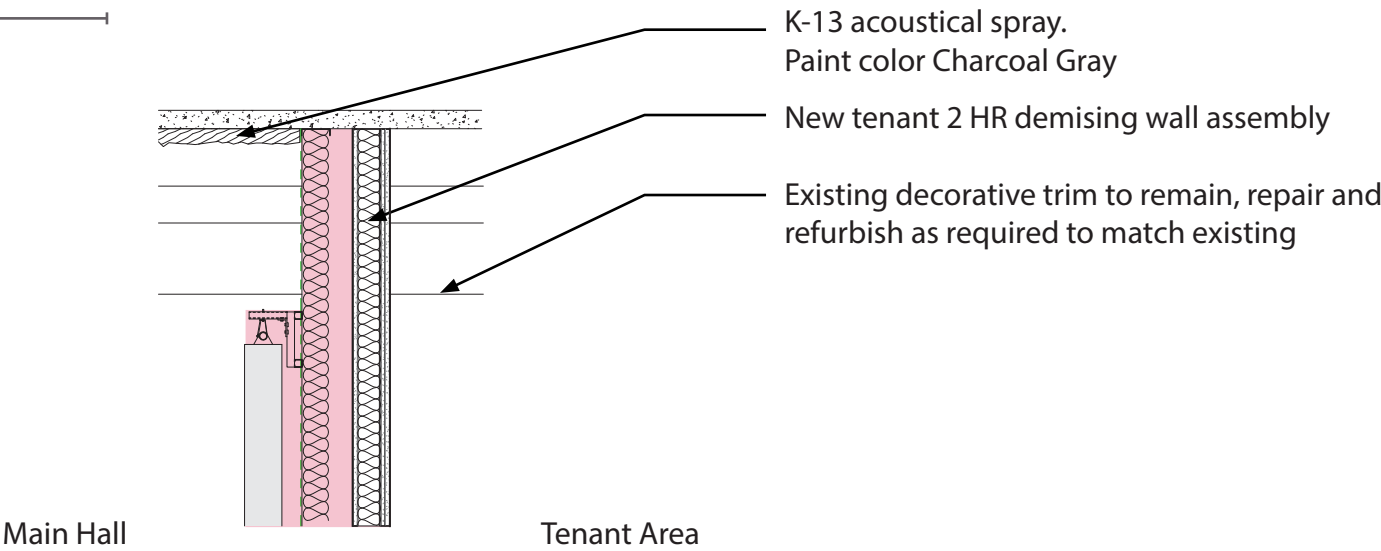




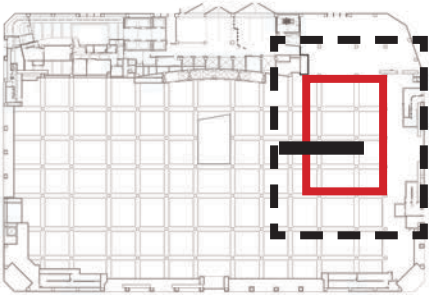
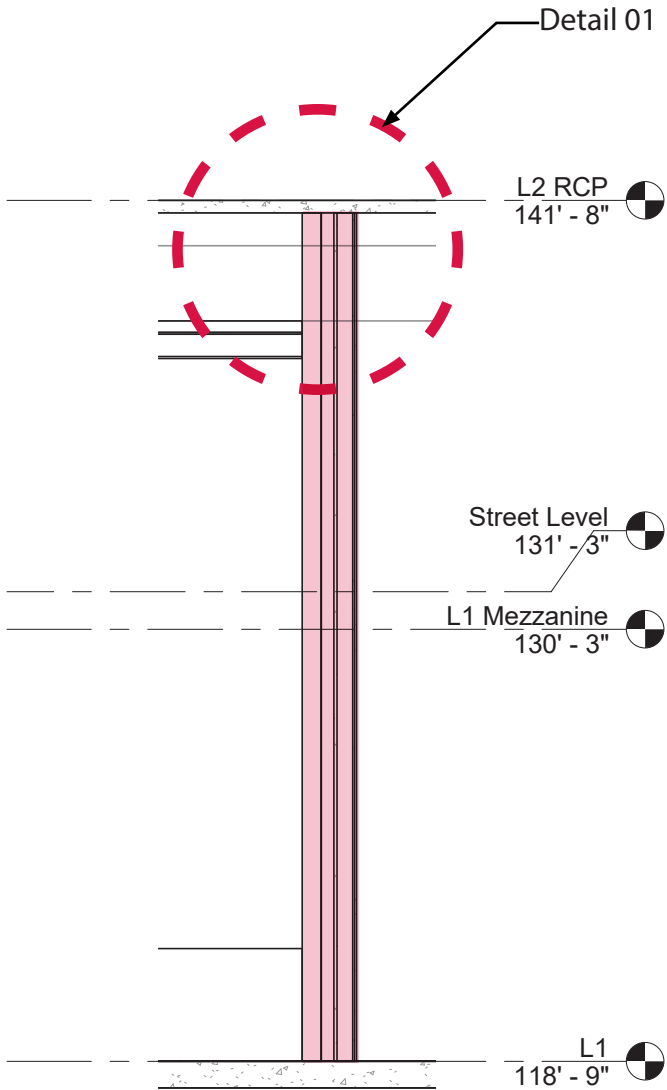
Detail 01-
Existing Condition
Plan View



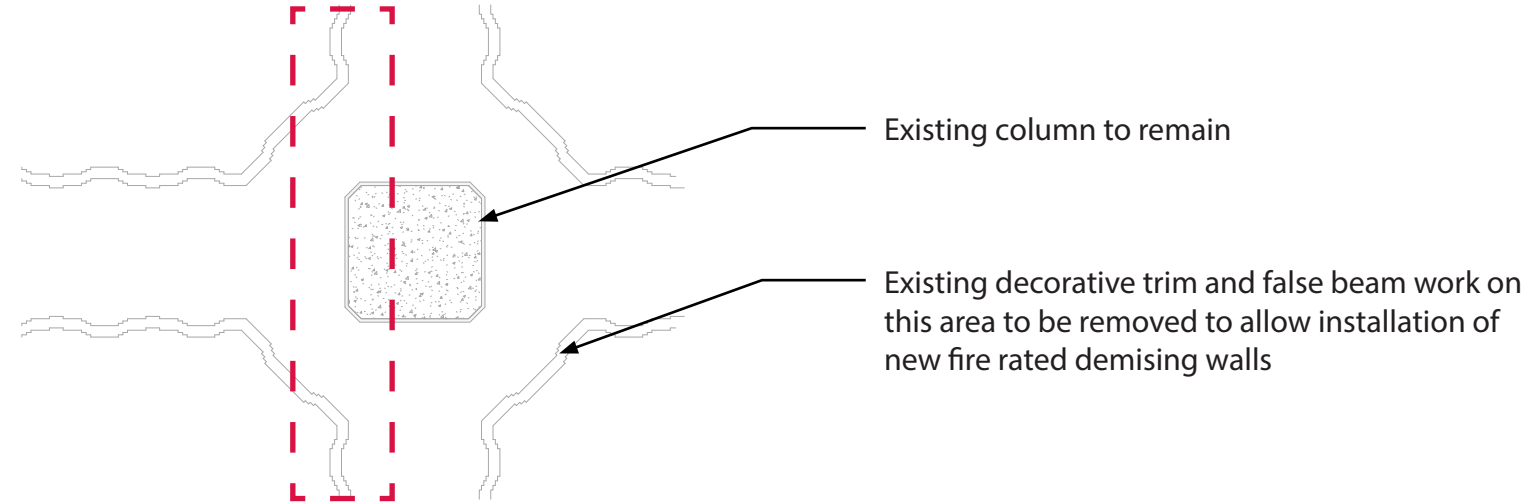
Detail 01-
Proposed Section Detail



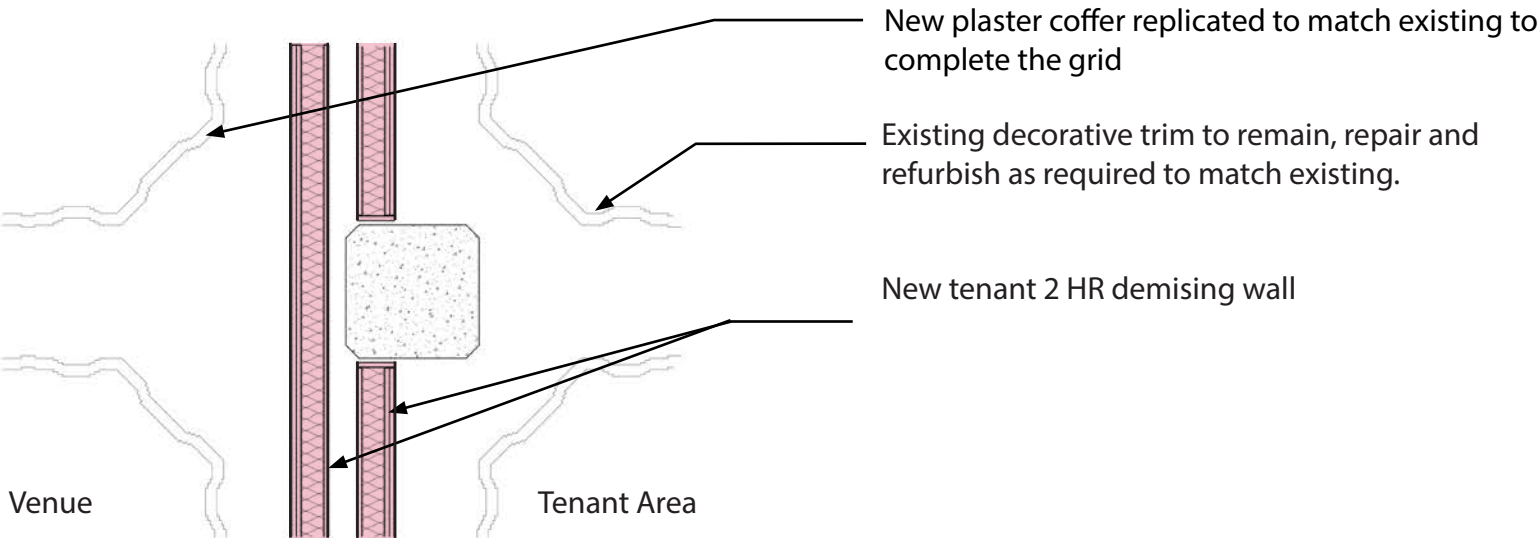
Section A -
Proposed Detail



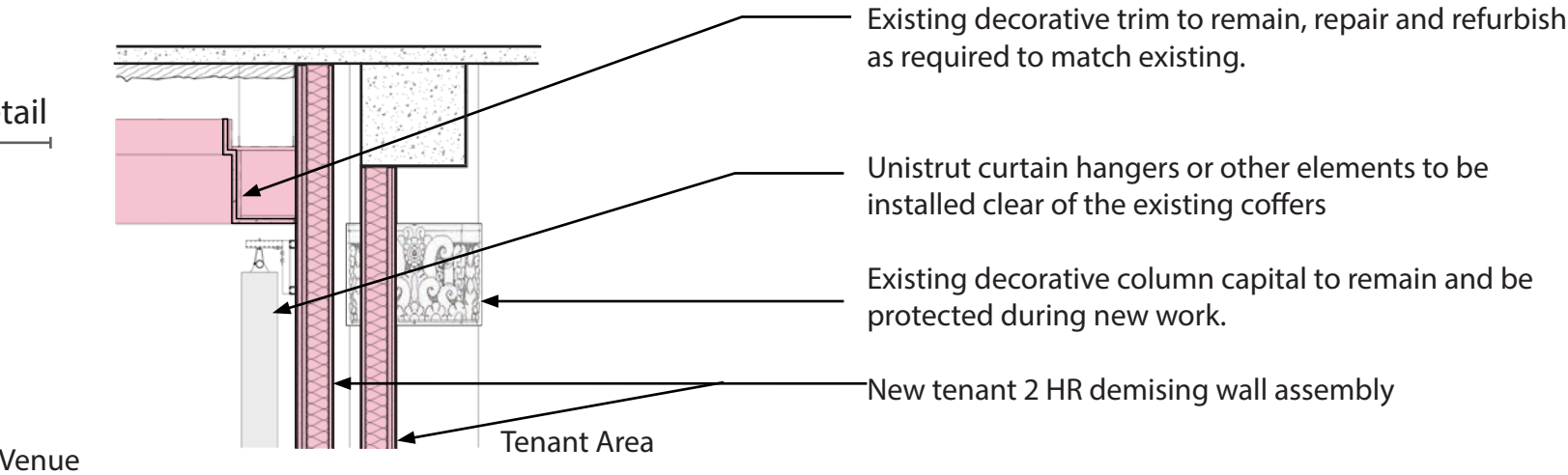
Detail 02-
Existing Condition
Plan View



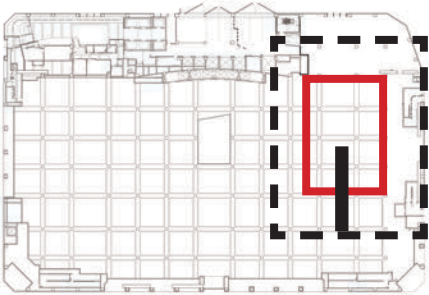
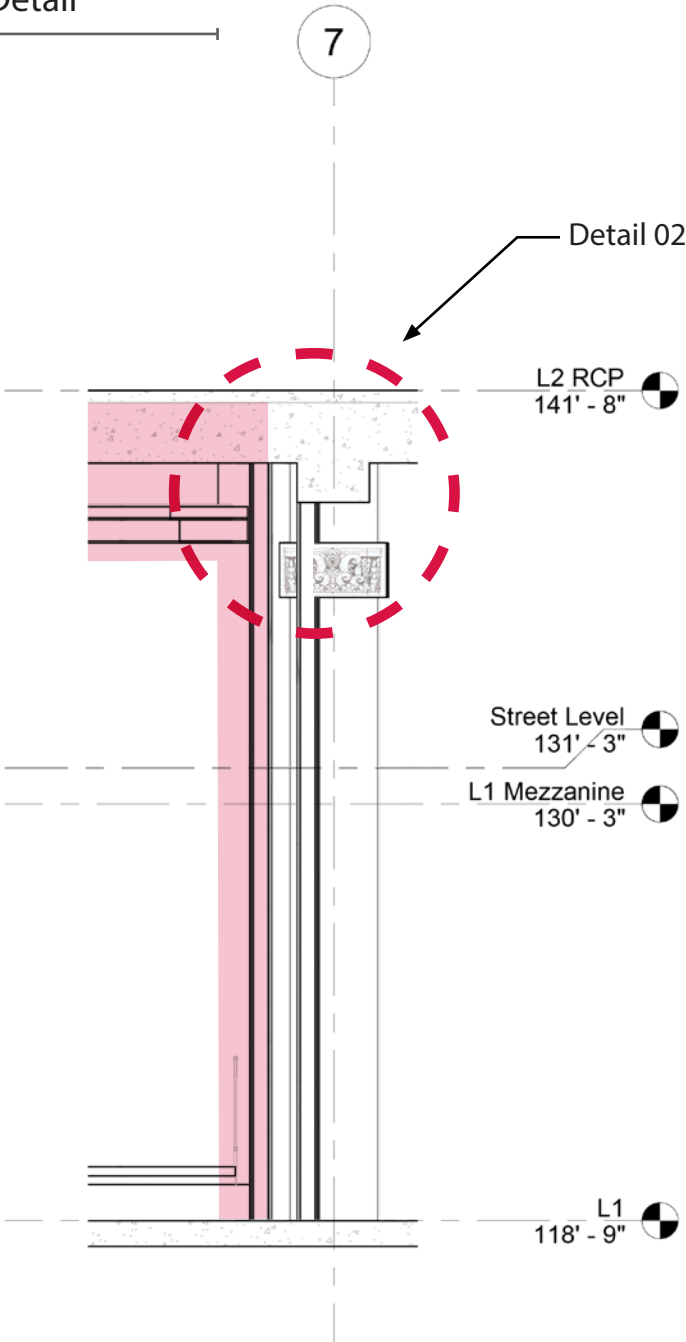
Detail 02-
Proposed
Plan View



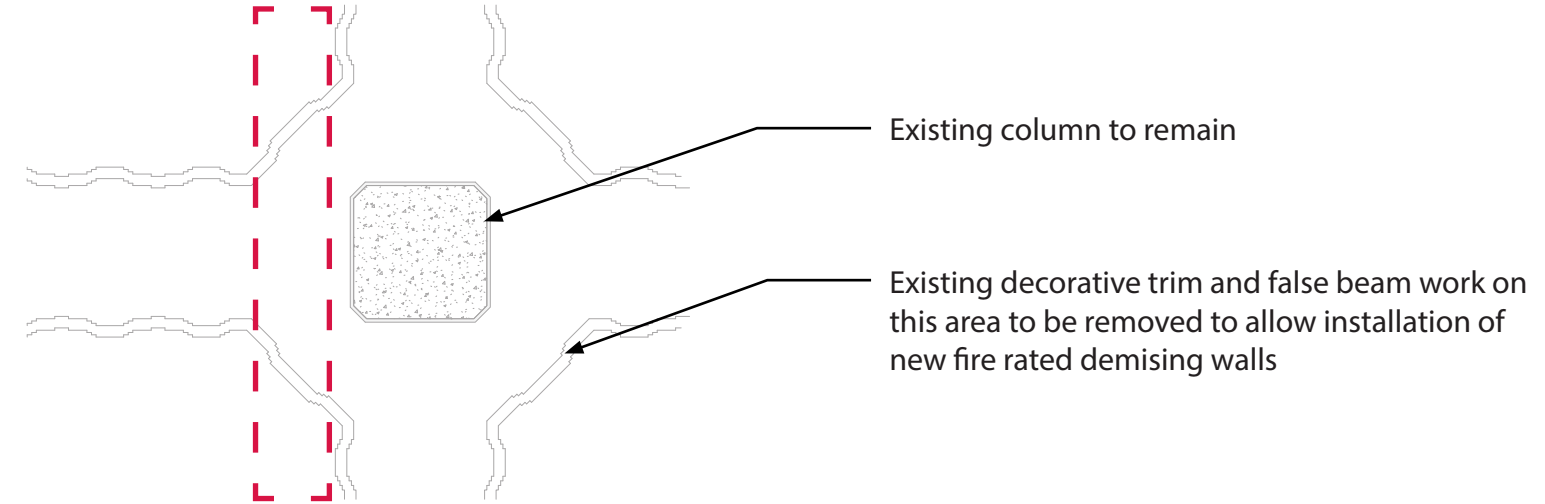
Detail 02-
Proposed Section Detail



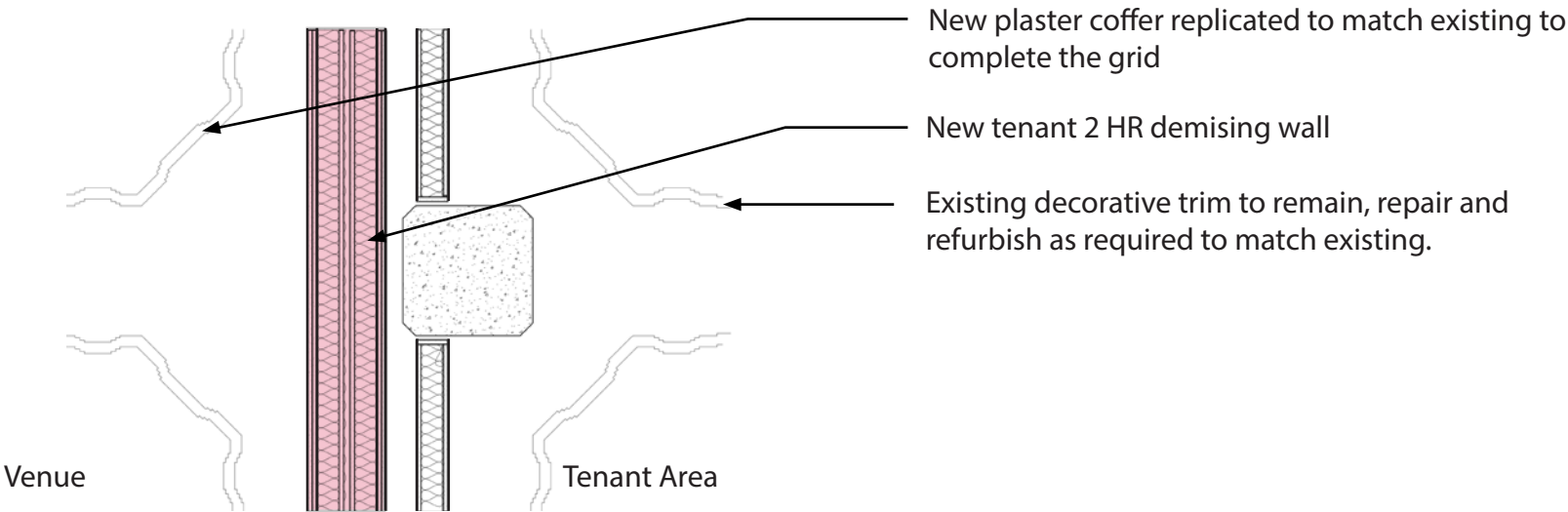
Section B @ GRID 7-
Proposed Detail



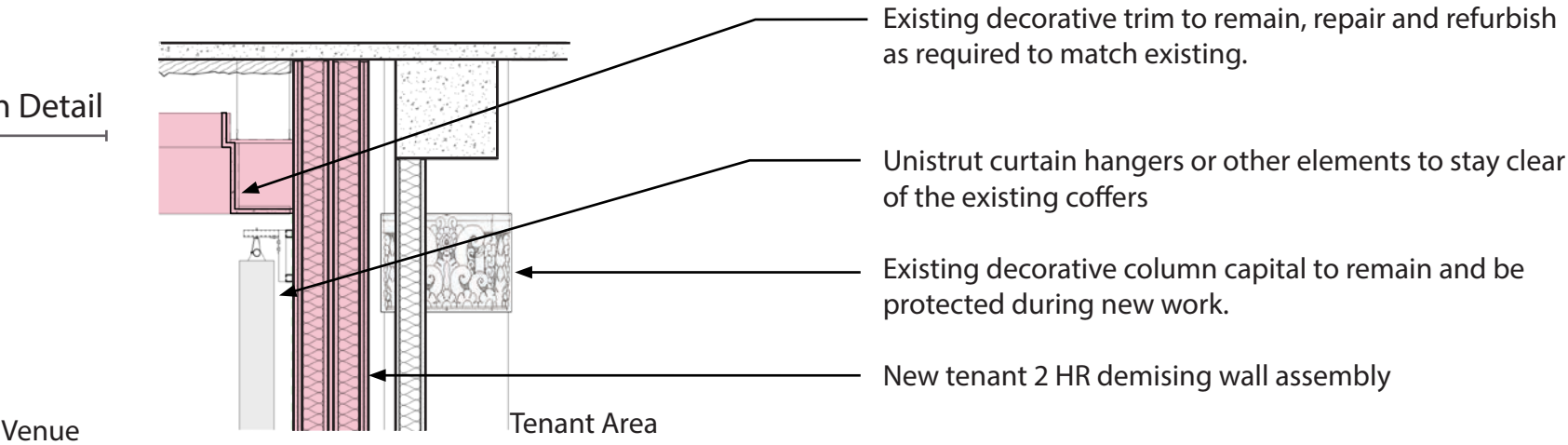
Detail 03-
Existing Condition
Plan View



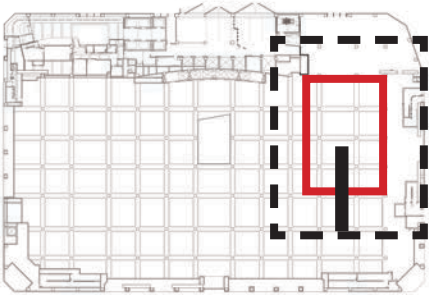
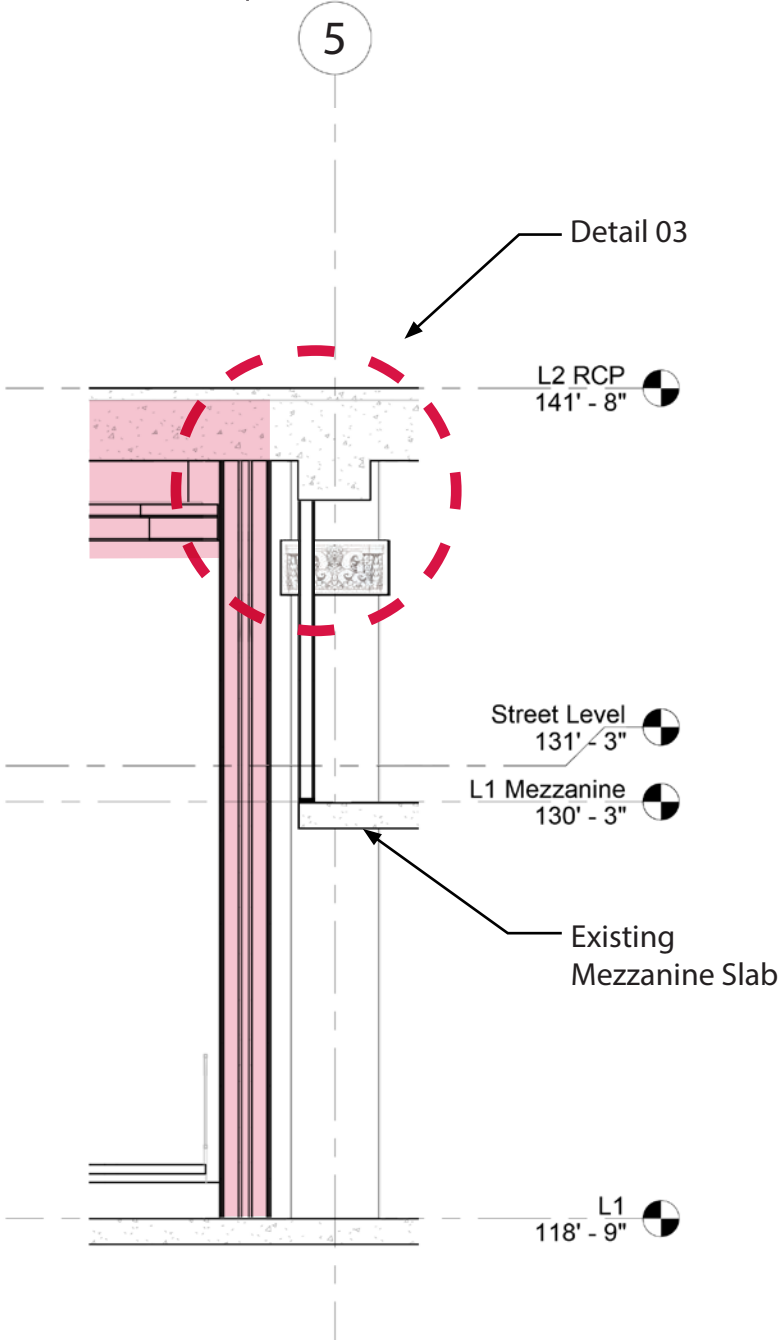
Detail 03-
Proposed RCP
Plan View

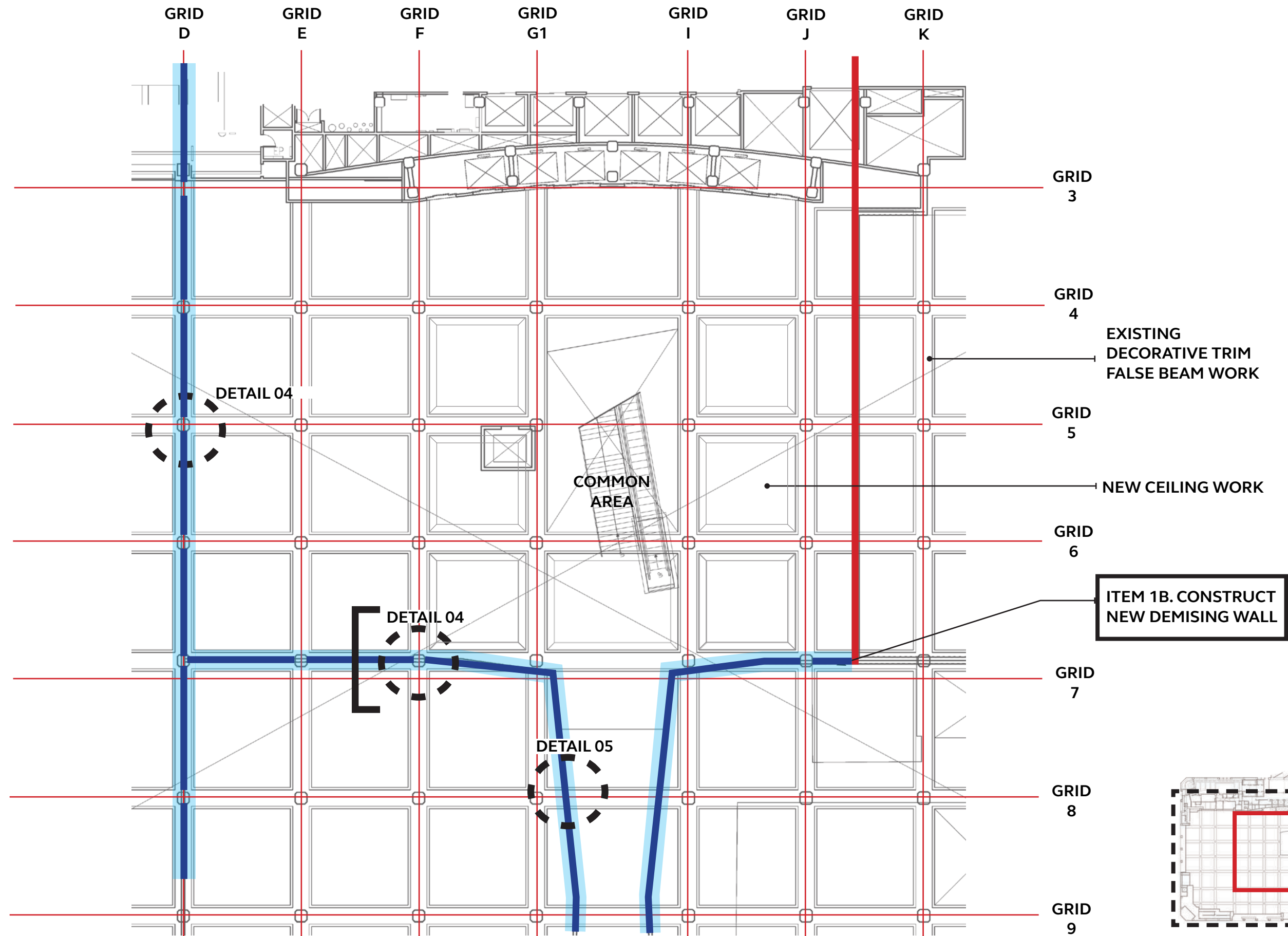


Detail 03-
Proposed Section Detail

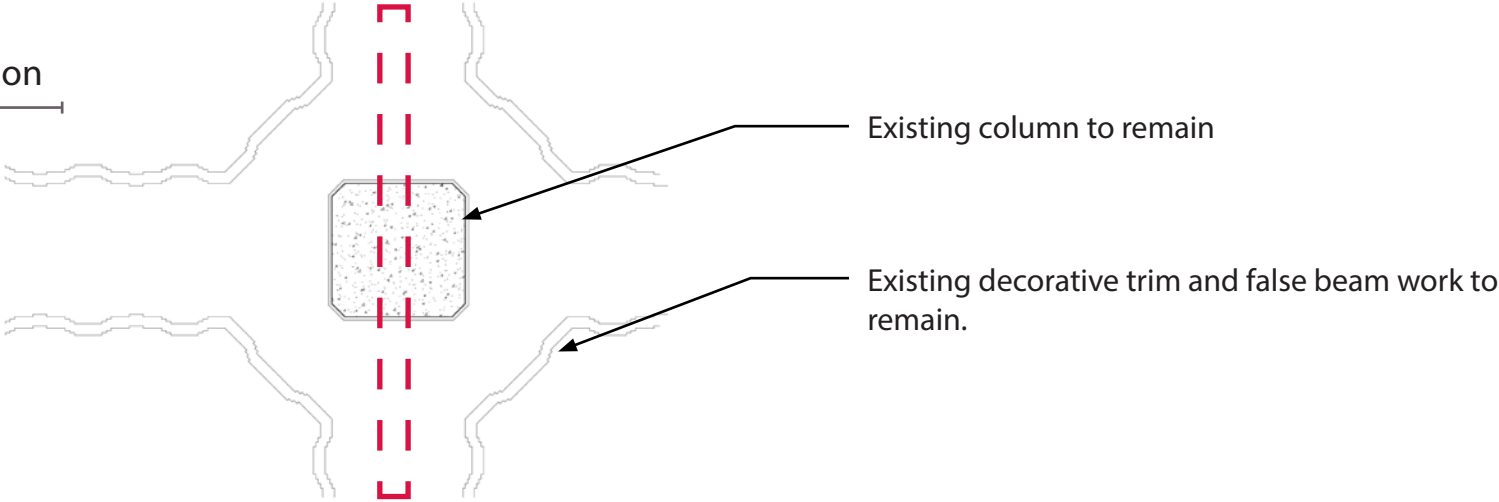


Section C @ GRID 5-
Proposed

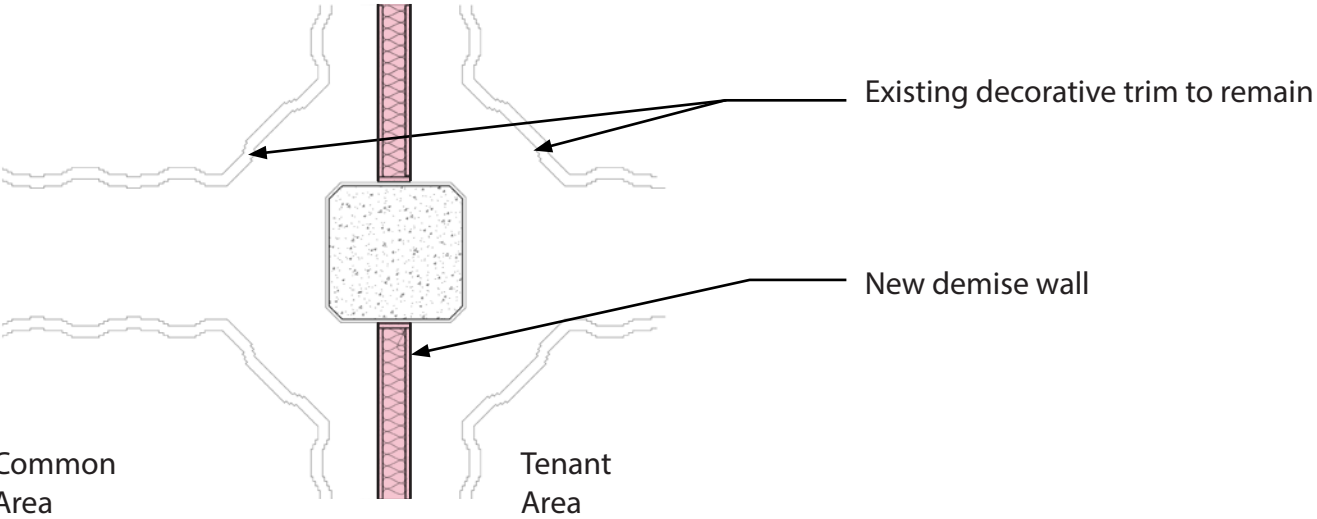




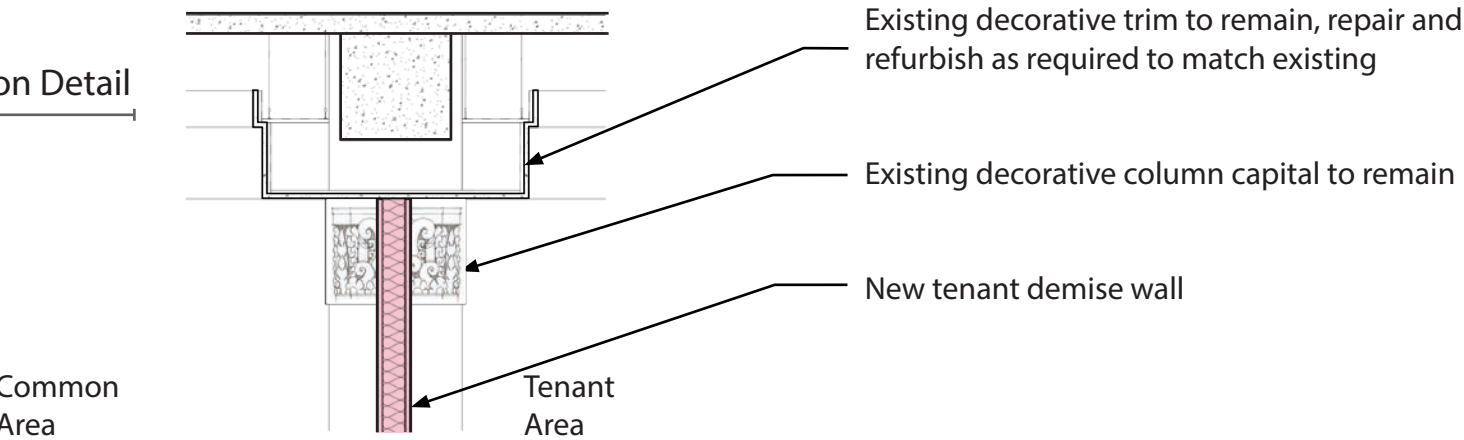
Detail 04-
Existing Condition
Plan View



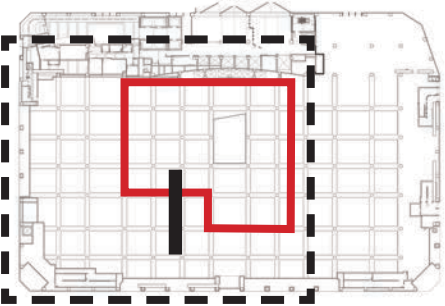
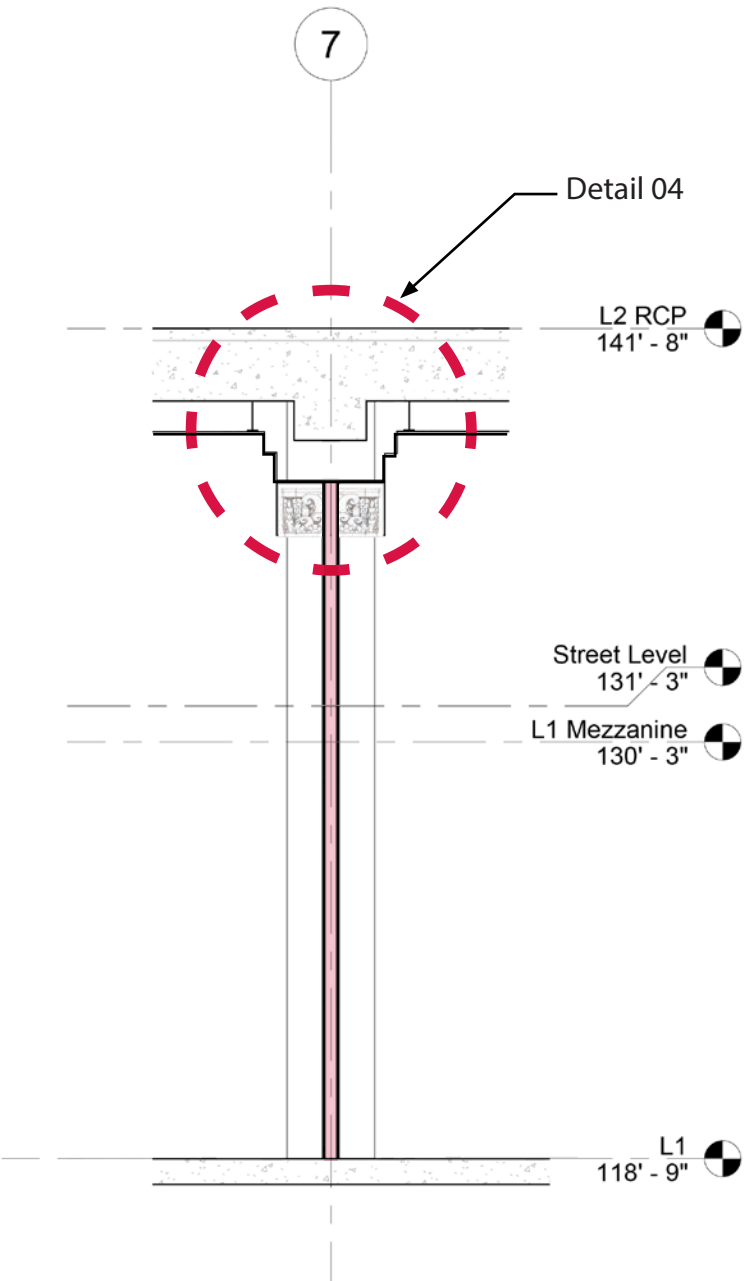
Detail 04-
Proposed
Plan View



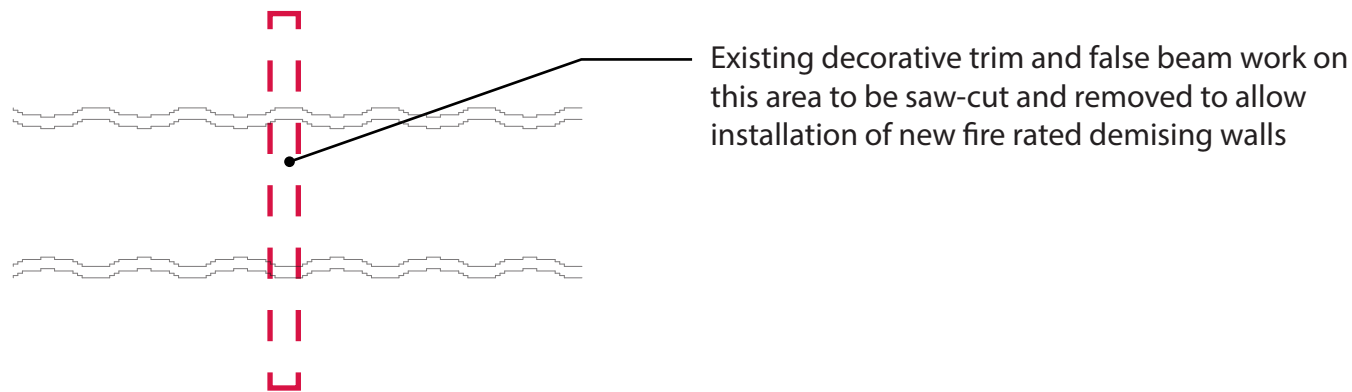
Detail 04-
Proposed Section Detail



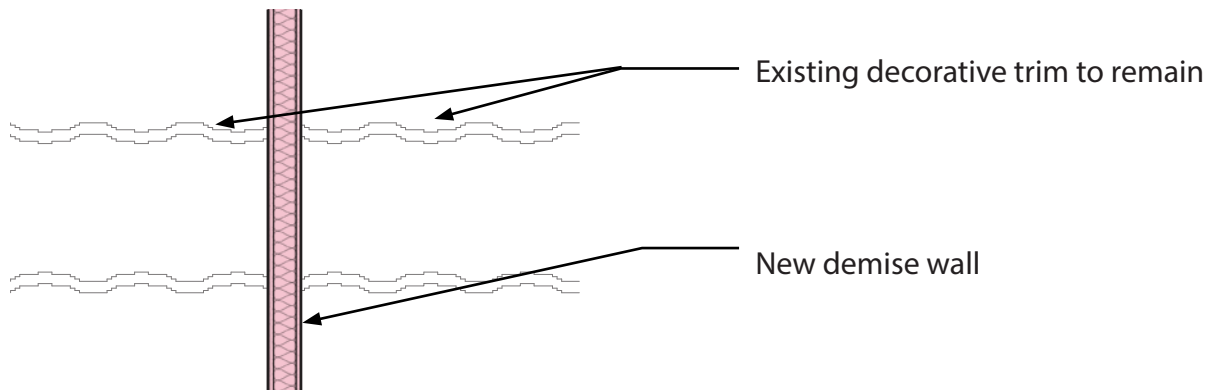
Section D @ GRID 7-
Proposed



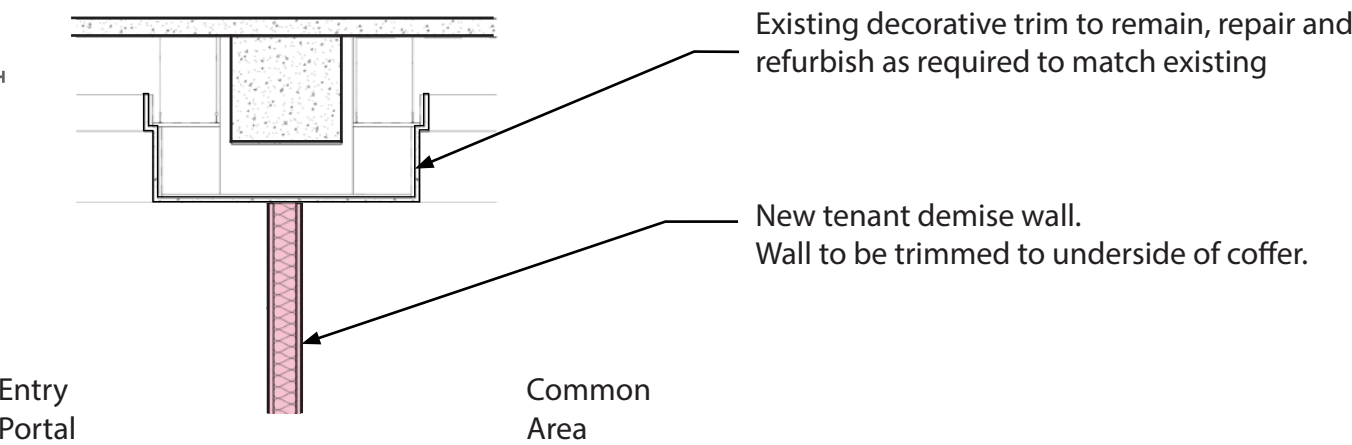
Detail 05-
Existing Condition
Plan View



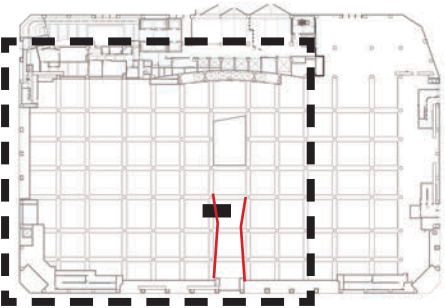
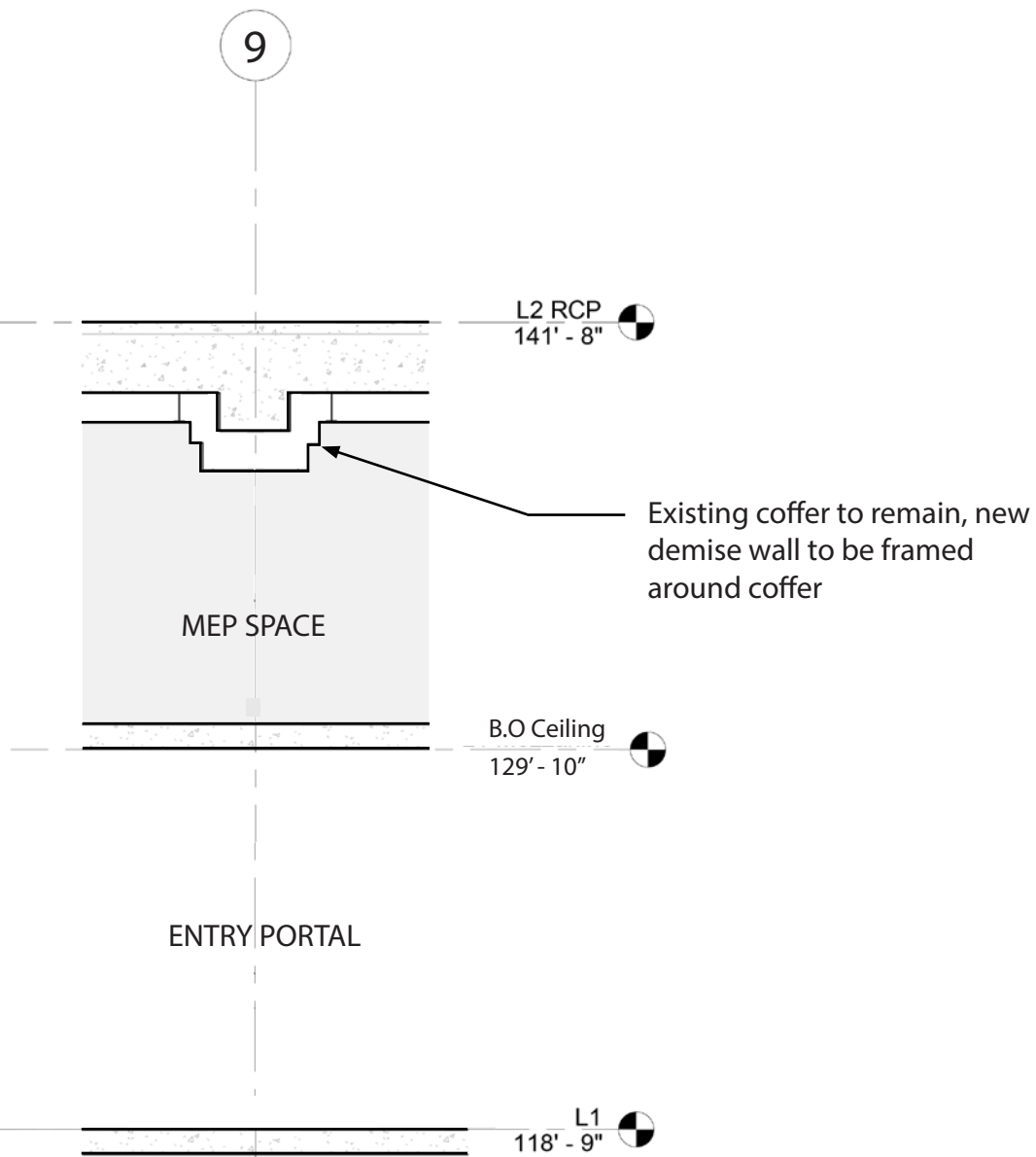
Detail 05-
Proposed
Plan View

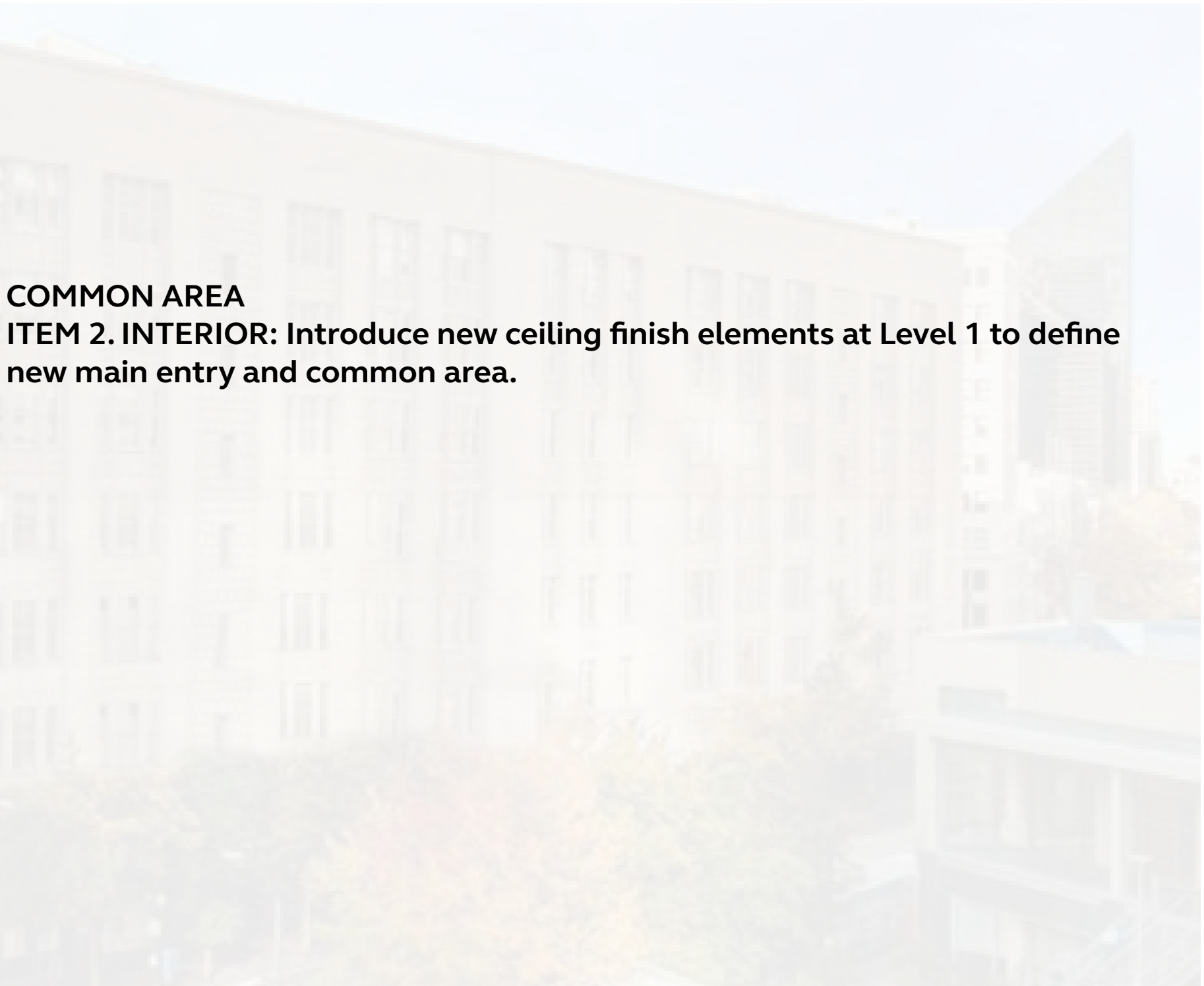


Detail 05-
Proposed Section Detail
Section View

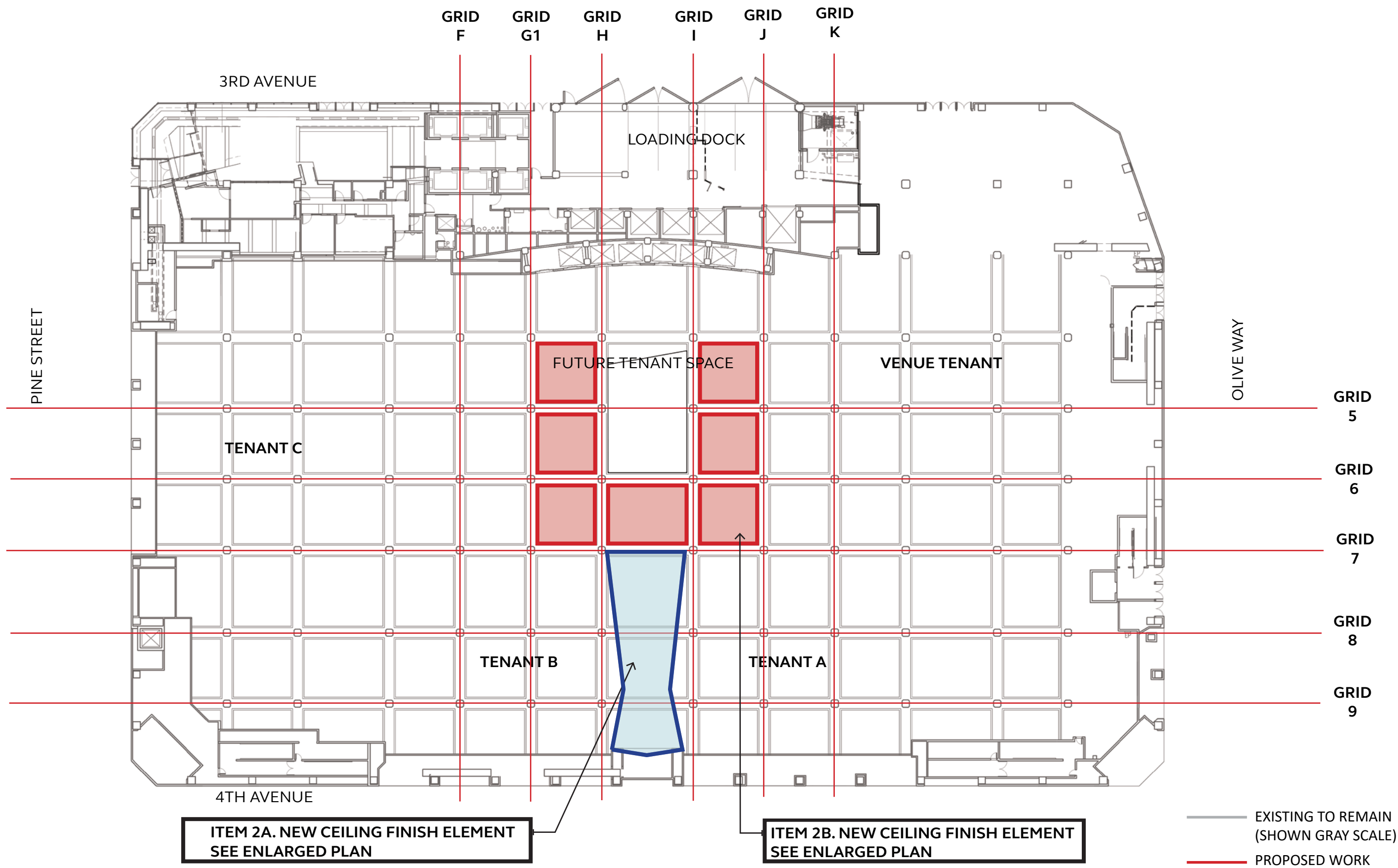


Enlarged Interior Section Elevation
Proposed

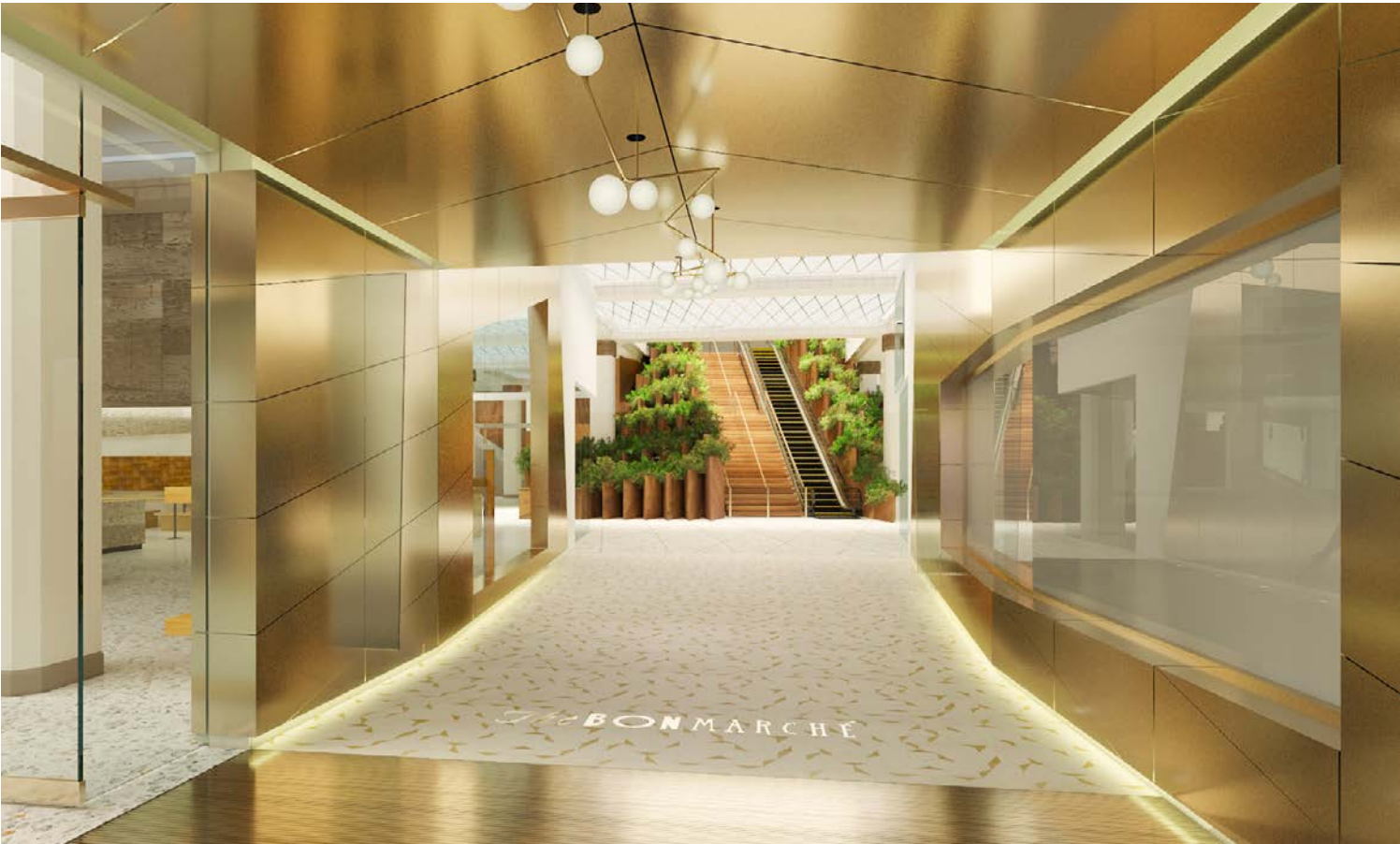




COMMON AREA
ITEM 2. INTERIOR: Introduce new ceiling finish elements at Level 1 to define new main entry and common area.



1/32"=1'-0"



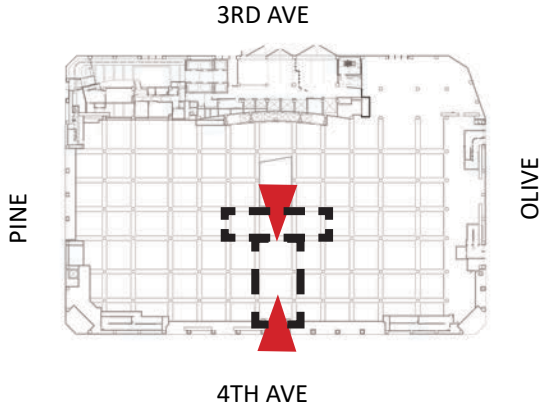
Proposed Portal Entrance
Item 2A

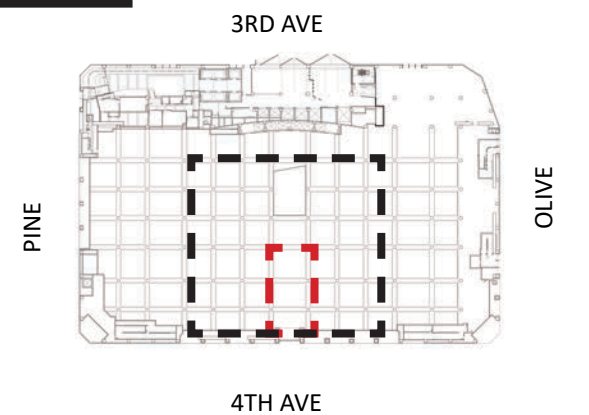
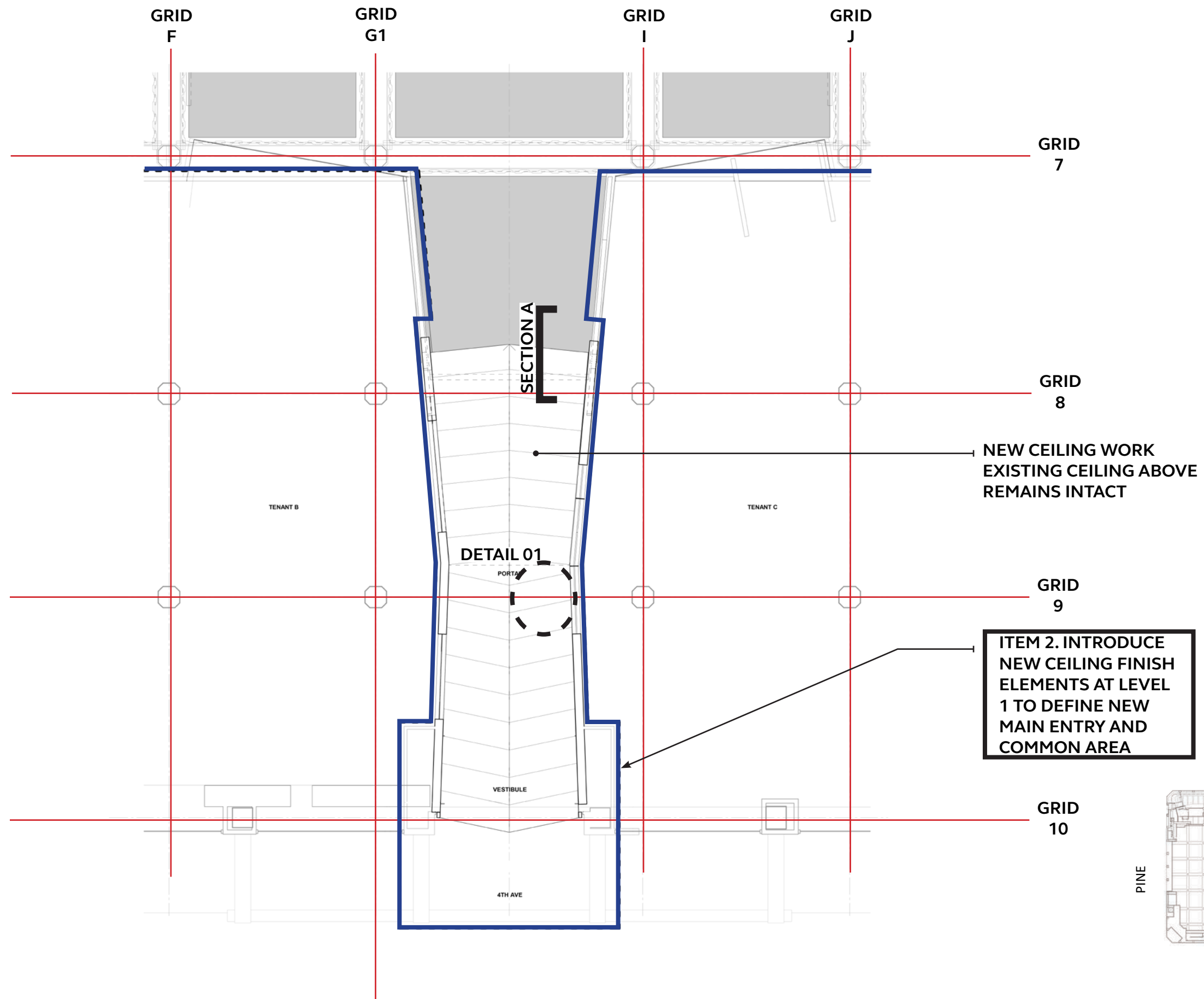


Proposed Common Area
Item 2B

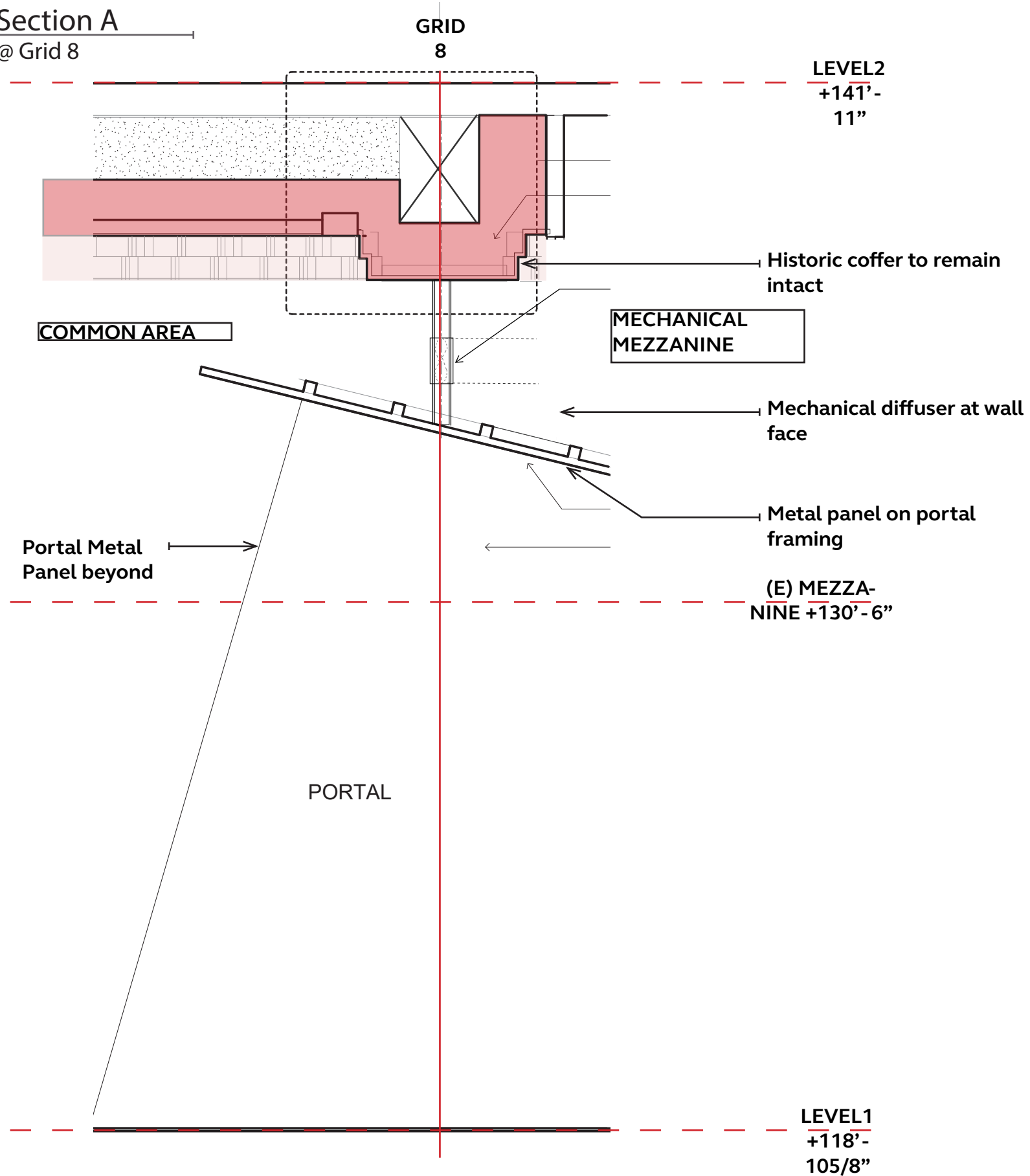


Proposed Portal Entrance Illustrative View

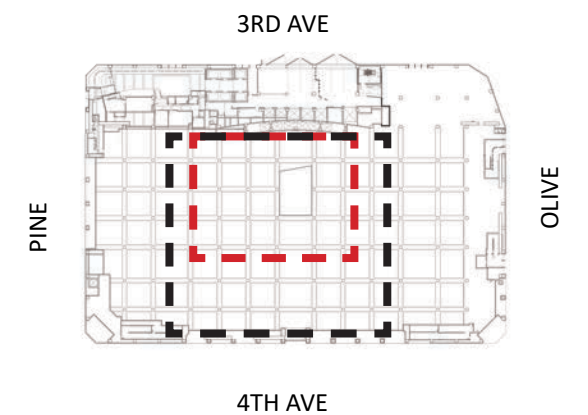
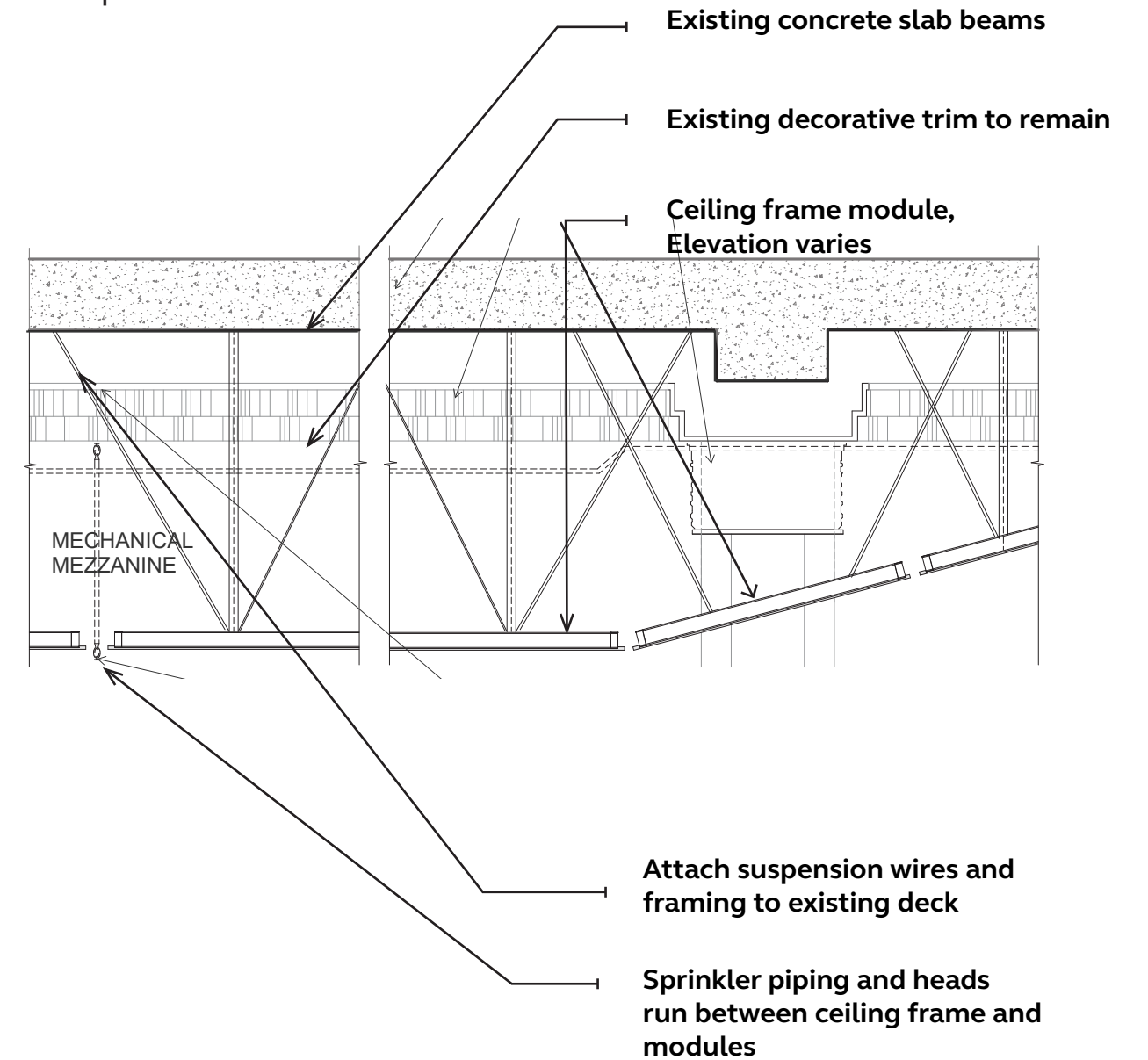


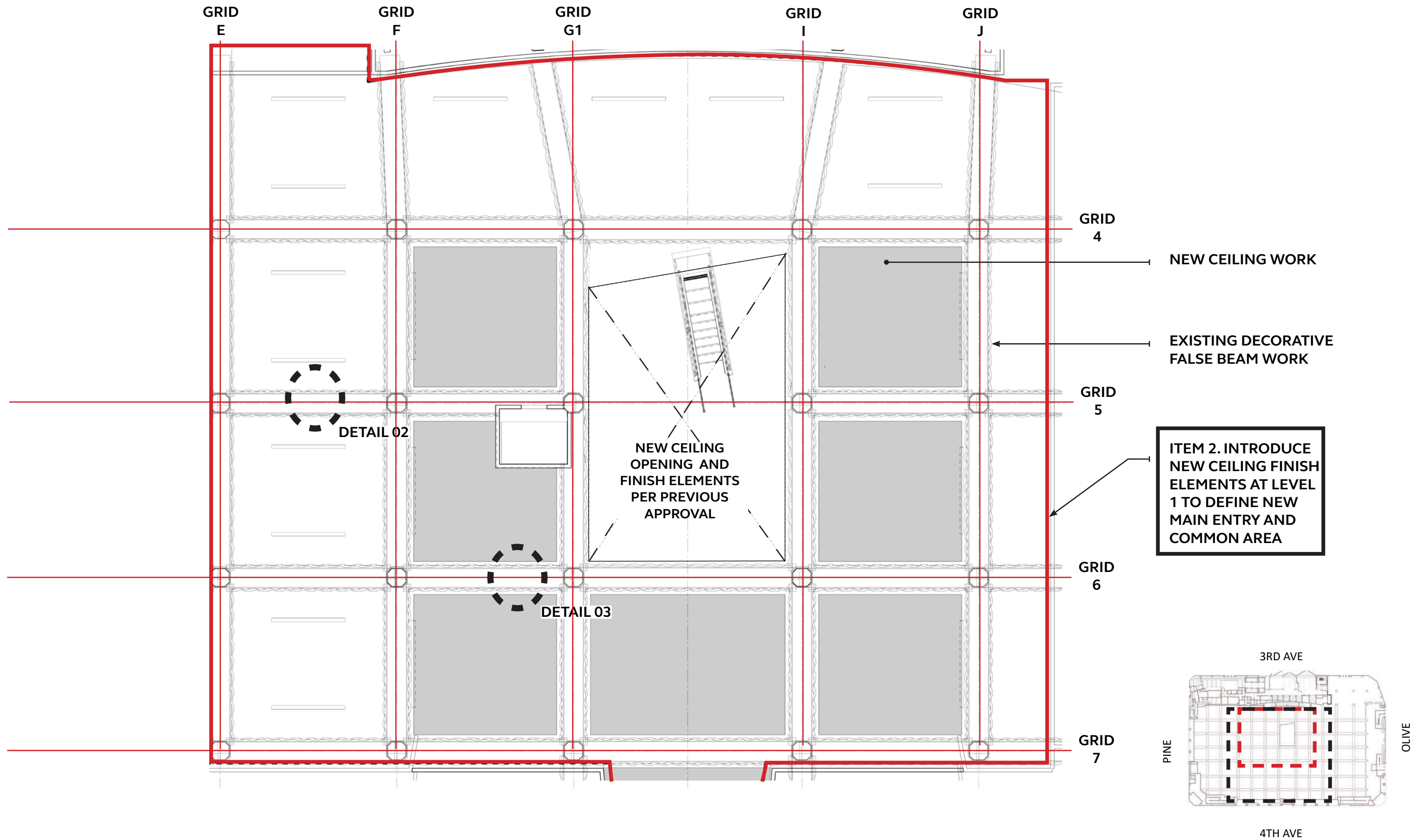


Section A @ Grid 8



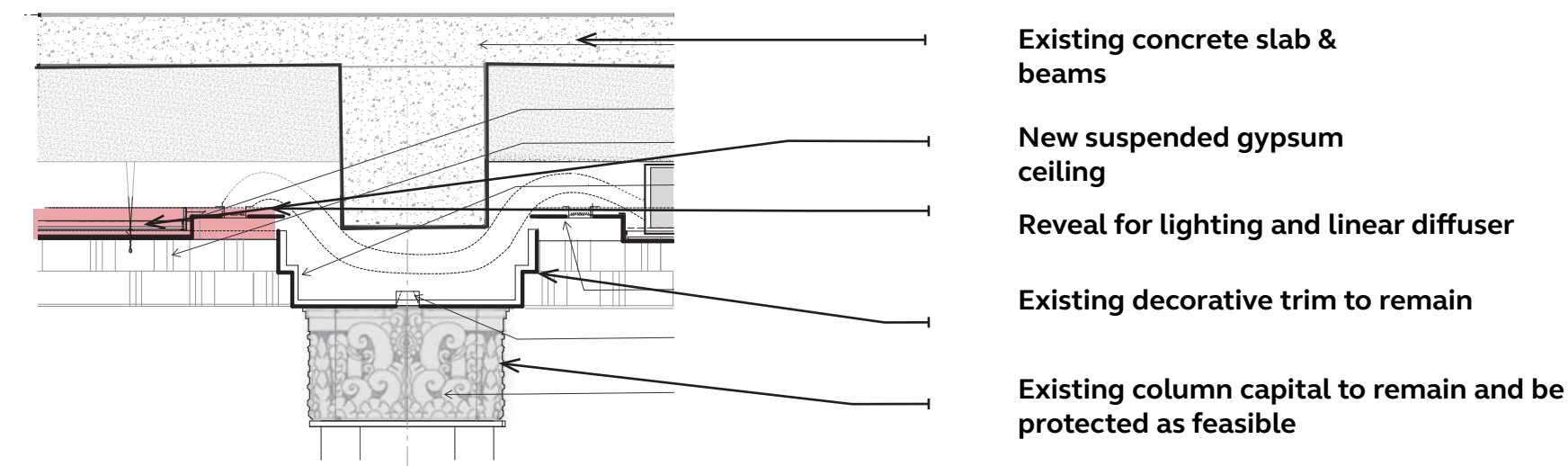
Detail 01 Metal Panel Ceiling Sample Detail





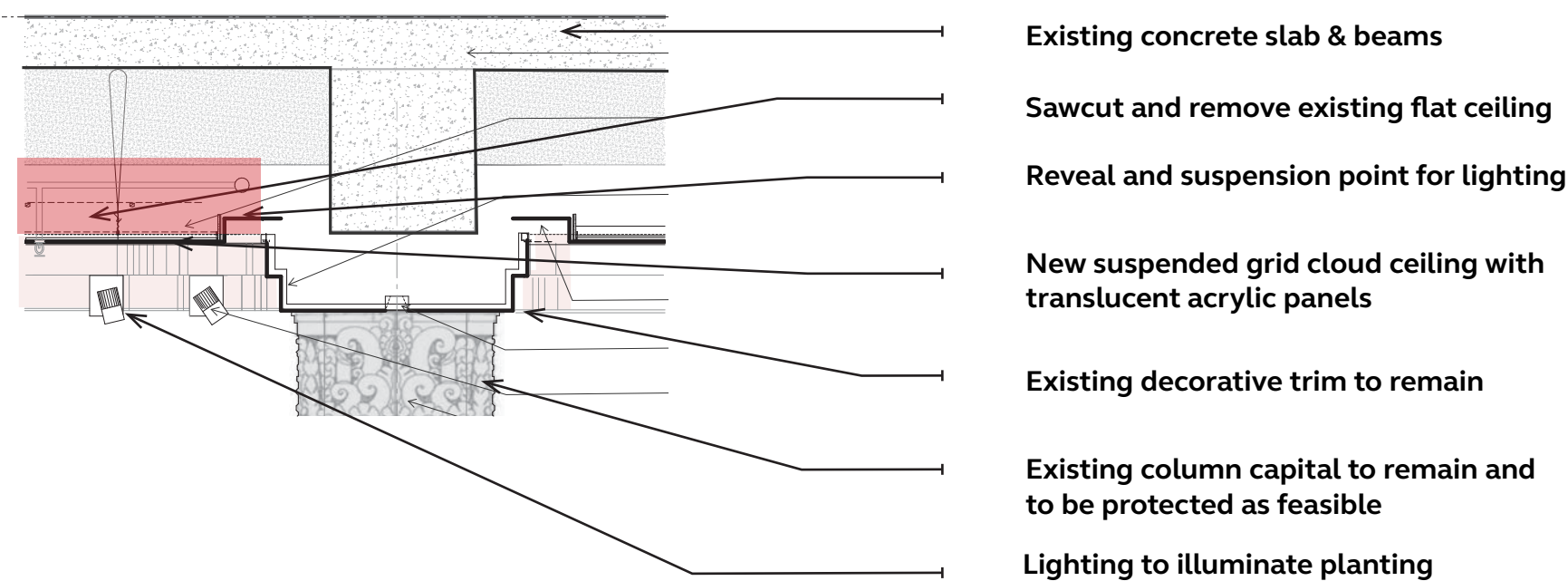
Detail 02

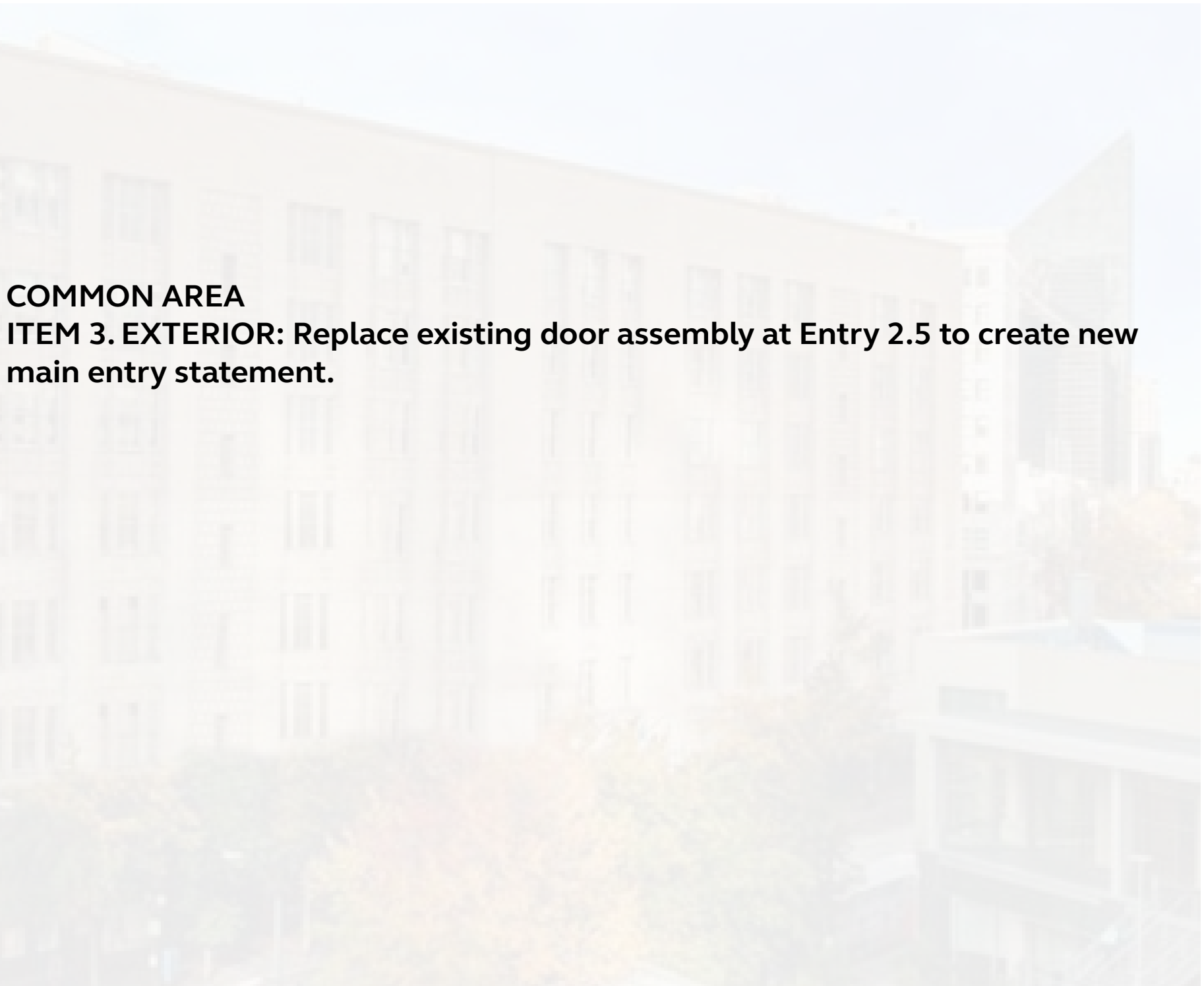
@ Grid 5



Detail 03

@ Grid 6





COMMON AREA

ITEM 3. EXTERIOR: Replace existing door assembly at Entry 2.5 to create new main entry statement.



— EXISTING TO REMAIN
(SHOWN GRAY SCALE)

— PROPOSED WORK

ENTRY-02.5

ITEM 3 REPLACE EXISTING
DOOR ASSEMBLY AT ENTRY
2.5

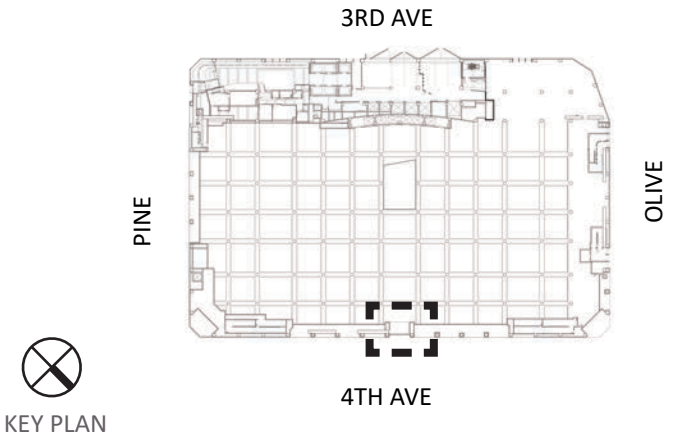




Existing Previously Approved Entry 2.5



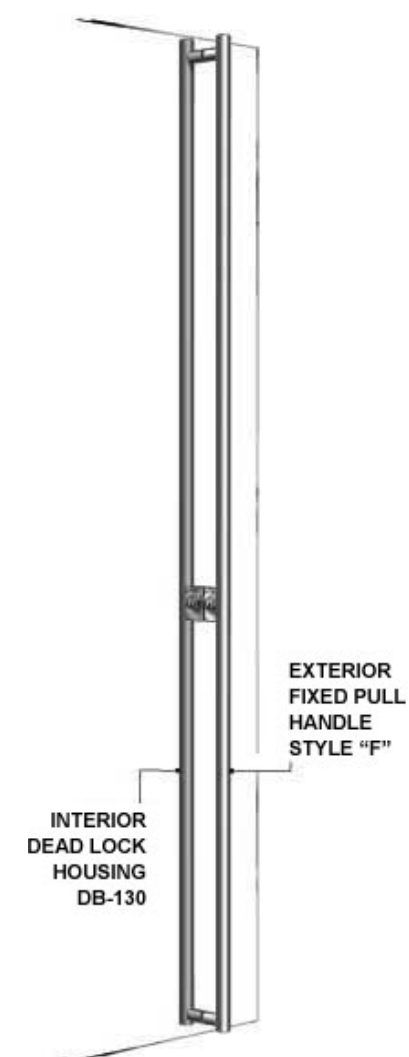
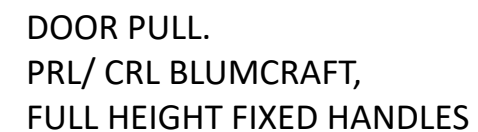
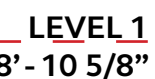
Proposed Entry 2.5



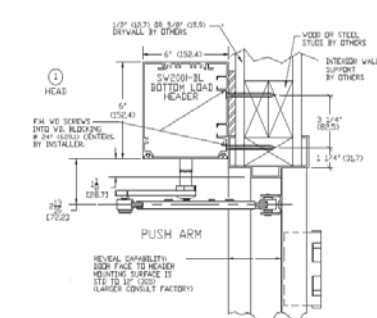
Entrance Doors



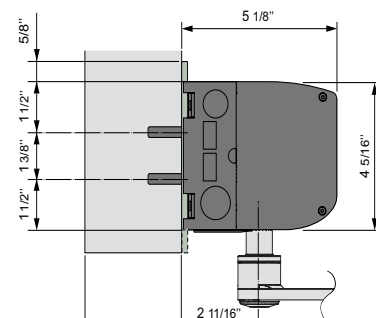
Entrance Doors



BUILDING ENTRY
HARDWARE & SIGNAGE
DARK BRASS



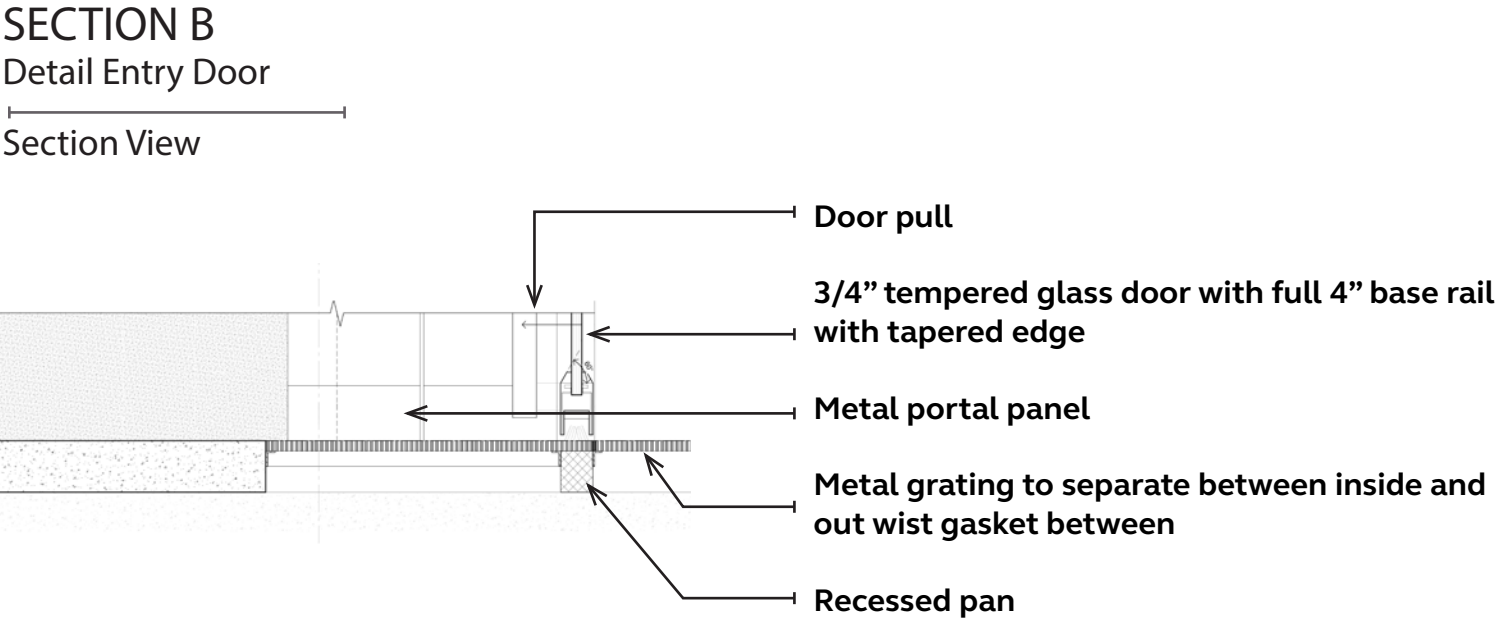
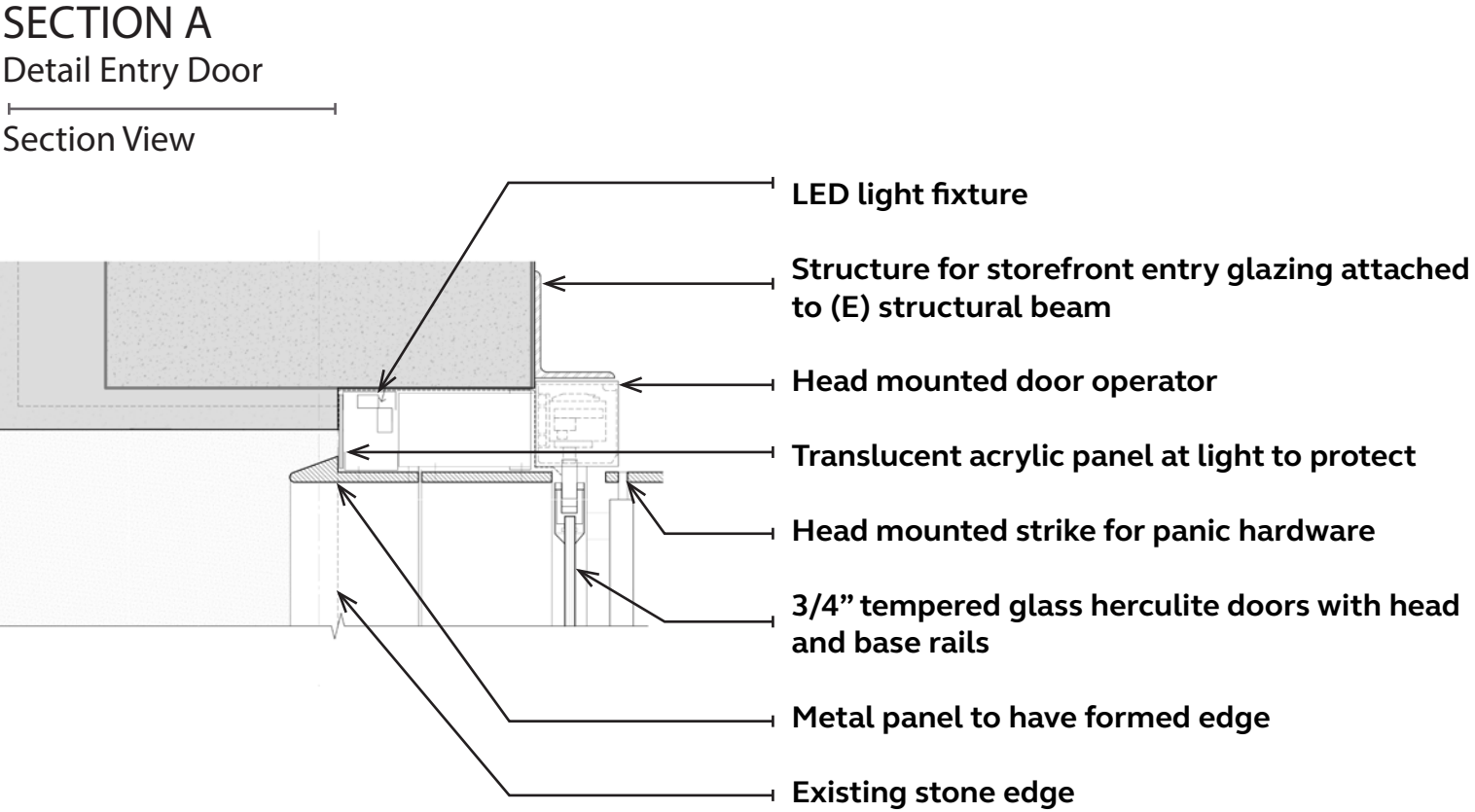
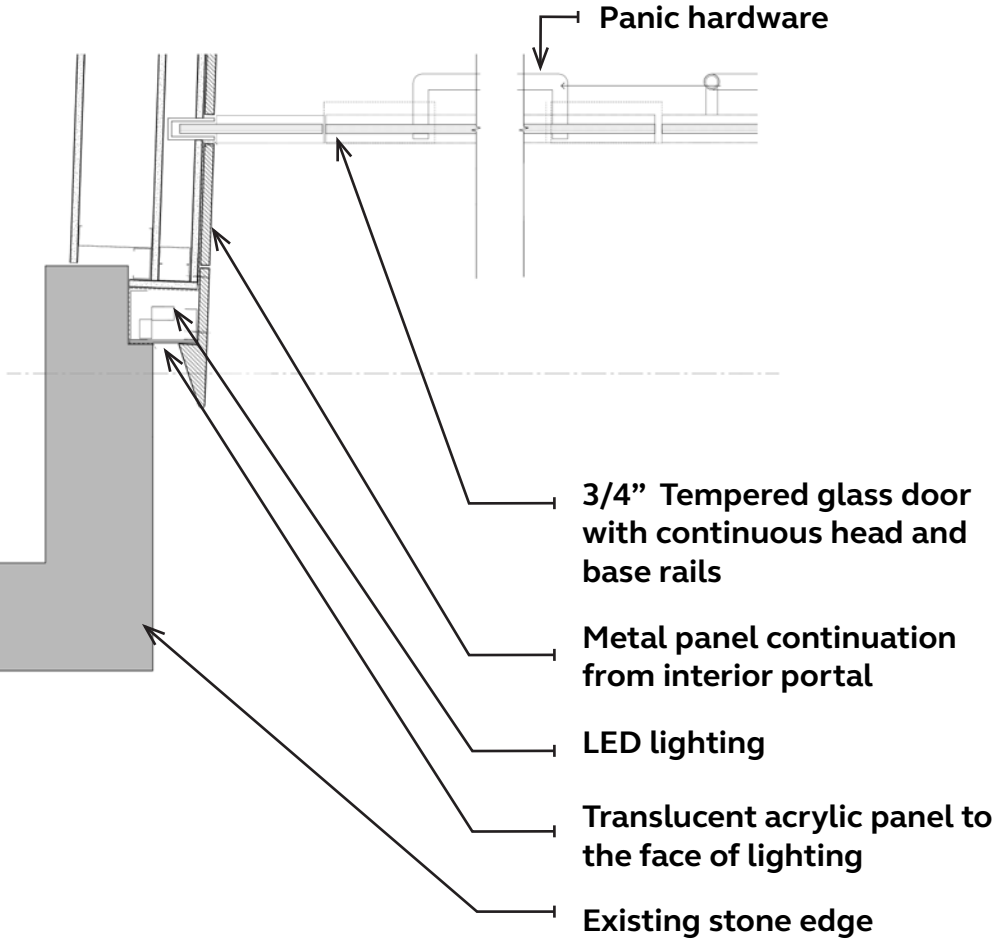
SWING DOOR OPERATOR.
ASSA ABLOY /SW200I SURFACE
MOUNTED



DETAIL 01

Portal to Existing Stone Jamb

Plan View



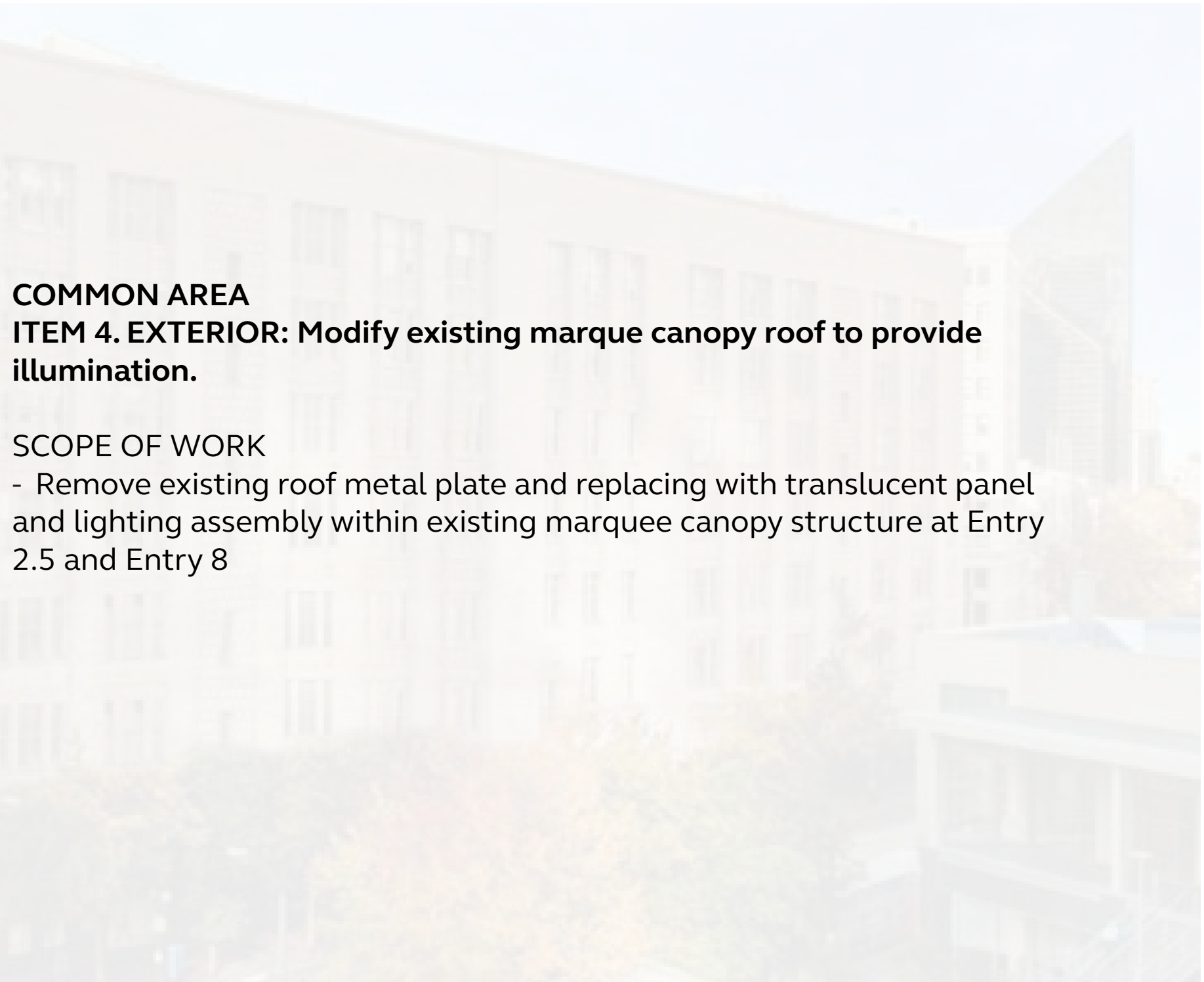


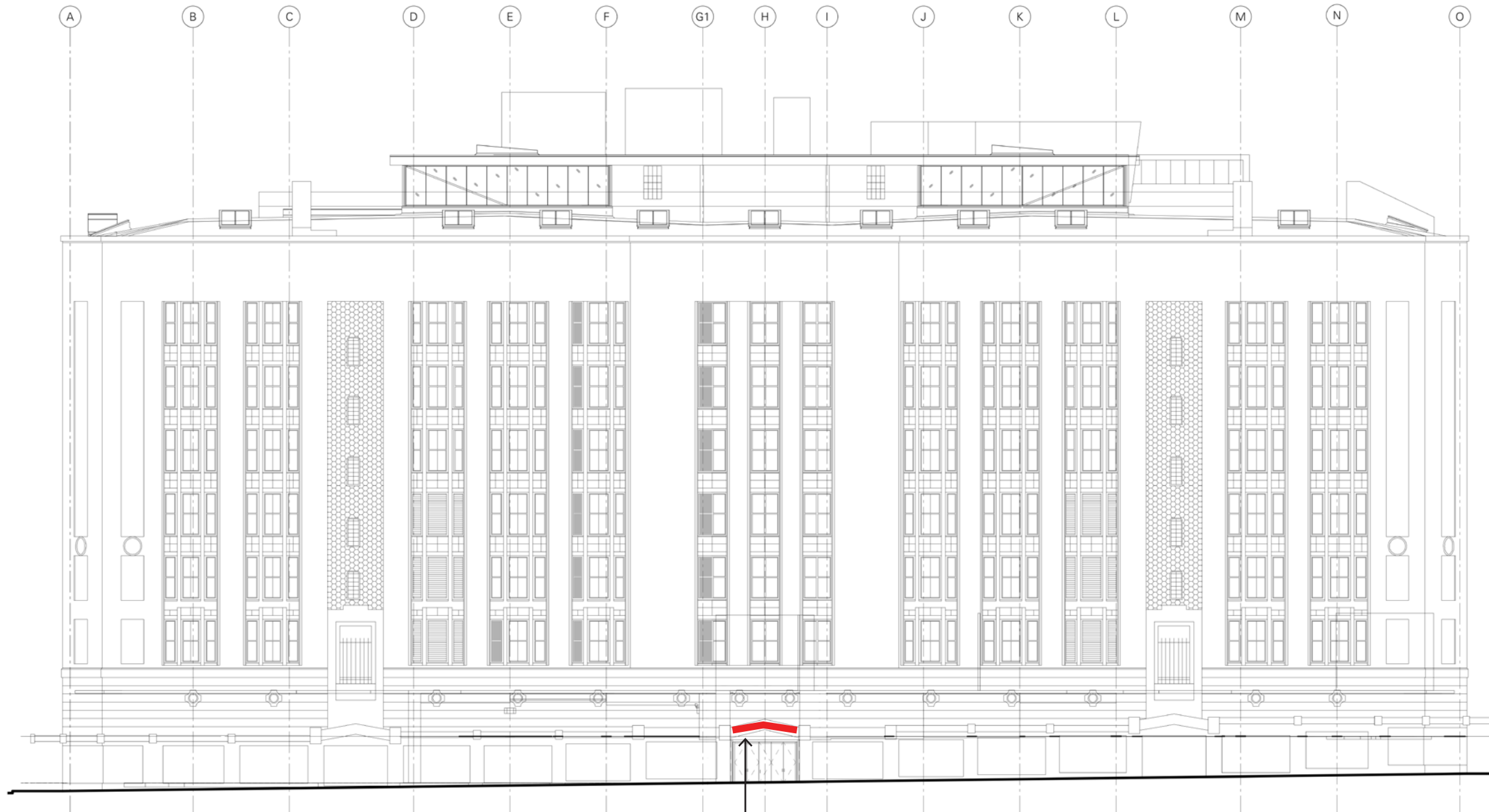
COMMON AREA

ITEM 4. EXTERIOR: Modify existing marque canopy roof to provide illumination.

SCOPE OF WORK

- Remove existing roof metal plate and replacing with translucent panel and lighting assembly within existing marquee canopy structure at Entry 2.5 and Entry 8



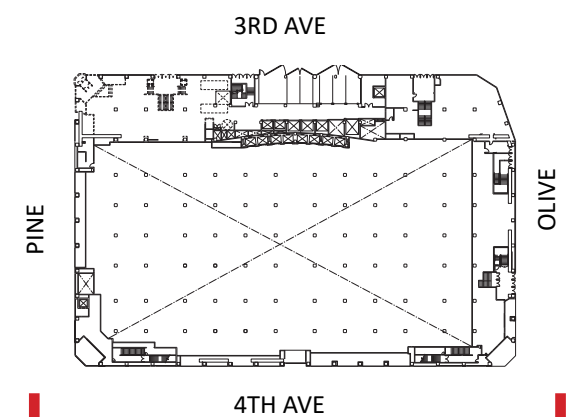


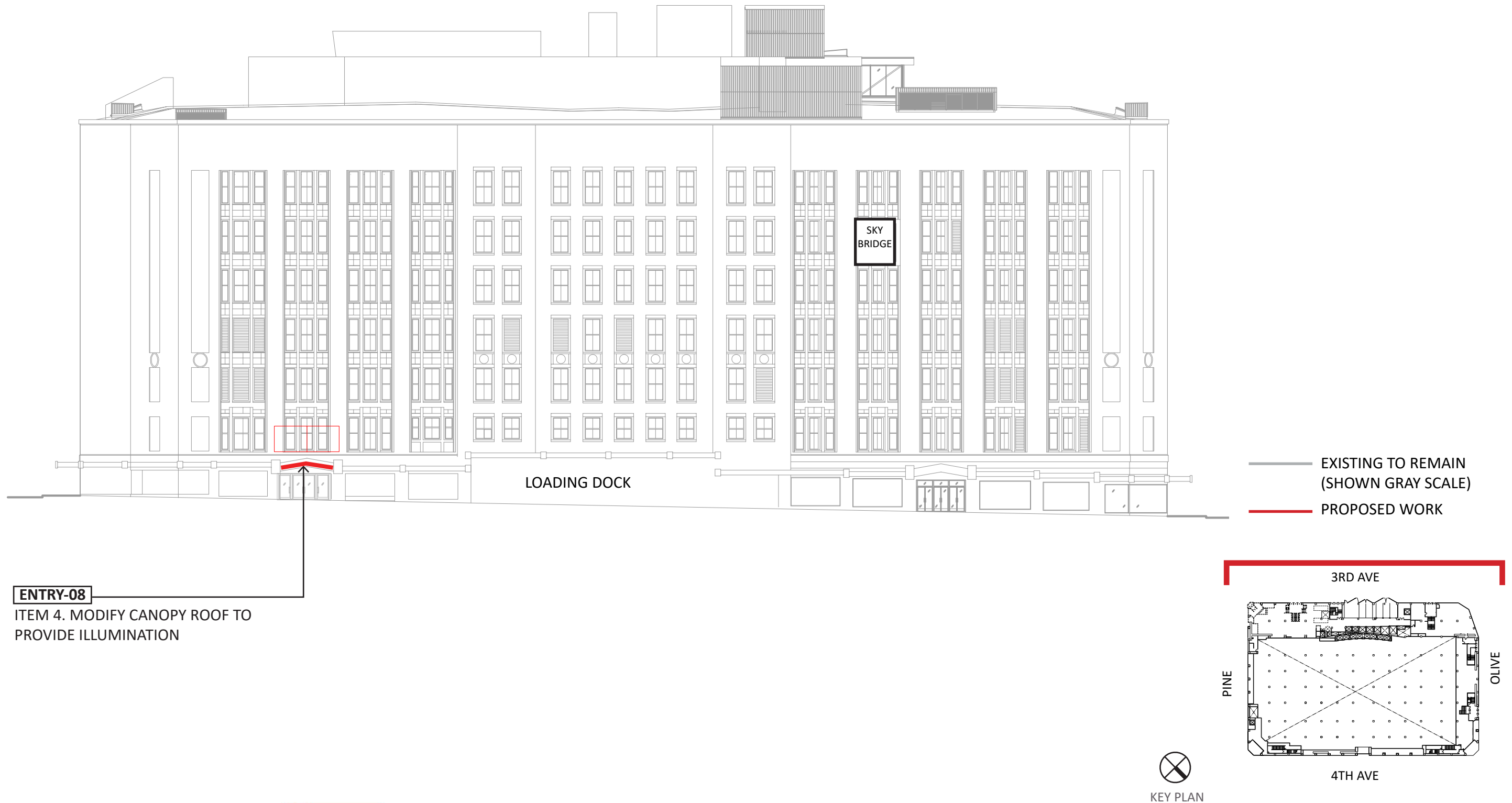
ENTRY-02.5

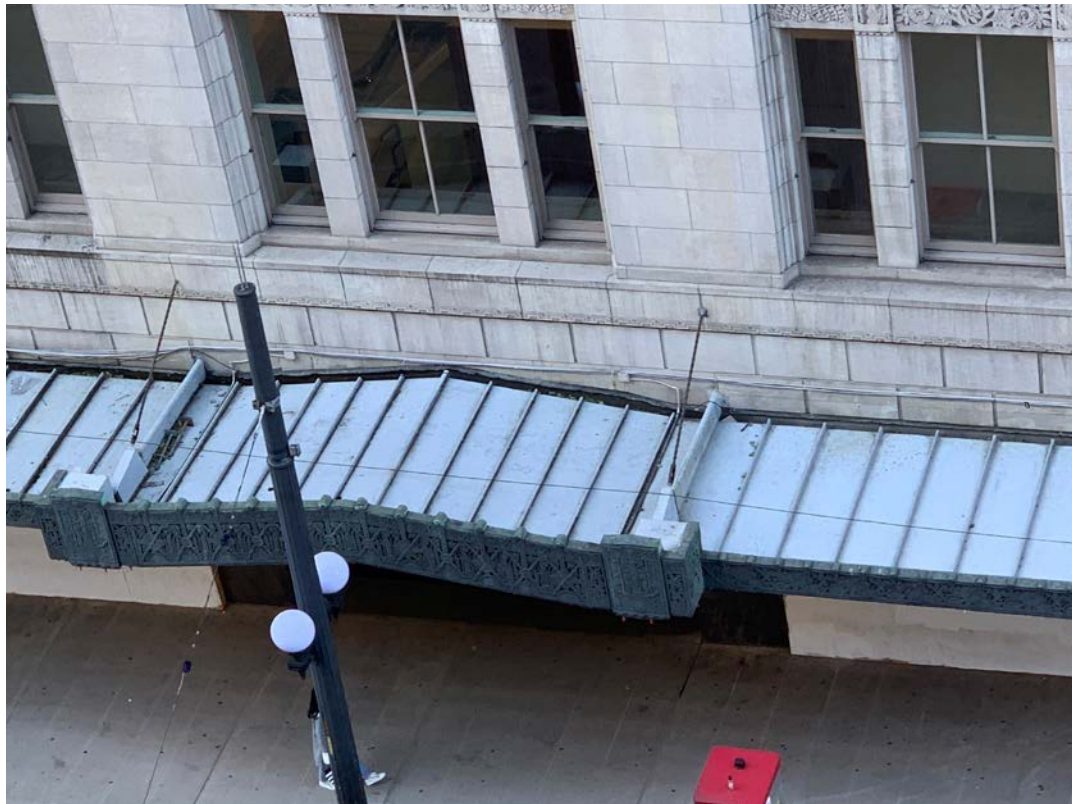
ITEM 4. MODIFY CANOPY TO PROVIDE ILLUMINATION AND RELOCATE EXISTING SECURITY CAMERAS

— EXISTING TO REMAIN
(SHOWN GRAY SCALE)

— PROPOSED WORK





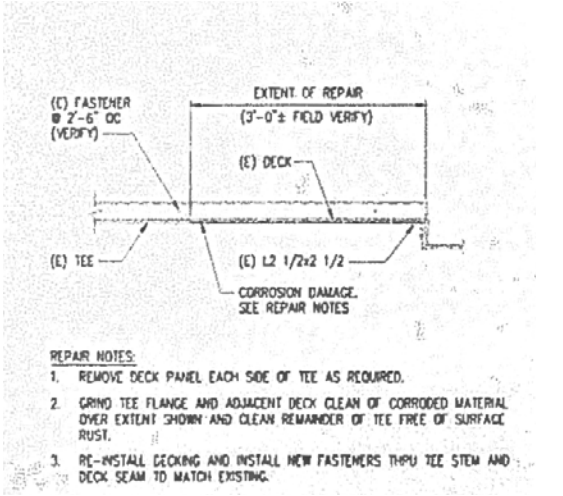


Existing Canopy at Entry 2.5

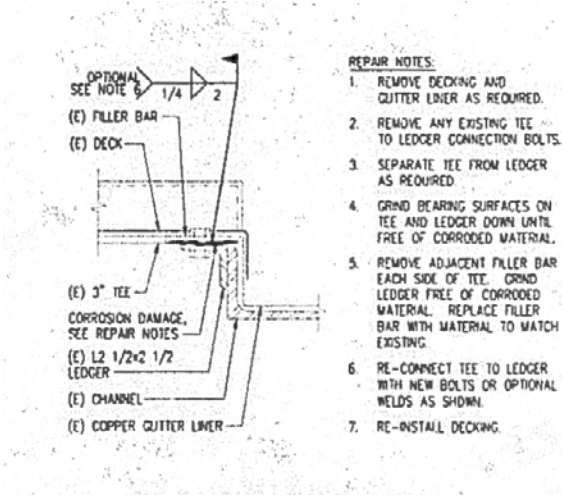


Existing Canopy at Entry 2.5

Existing Canopy Canopy Renovation Summary & Details



DETAIL 01
Tee Flange Corrosion Repair



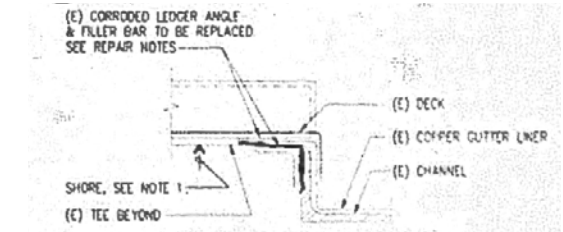
DETAIL 02
Tee to Ledger Conn Repair



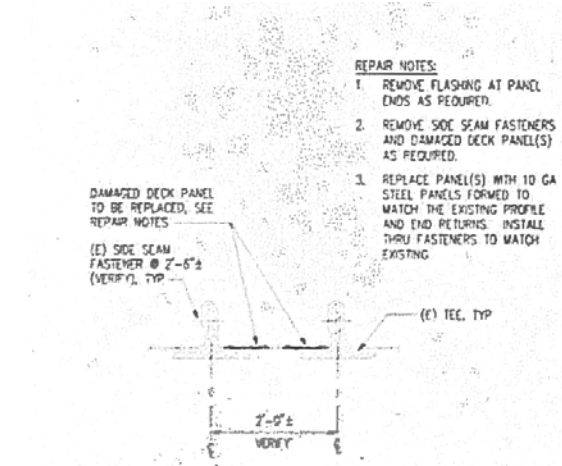
Existing Canopy at Entry 2.5



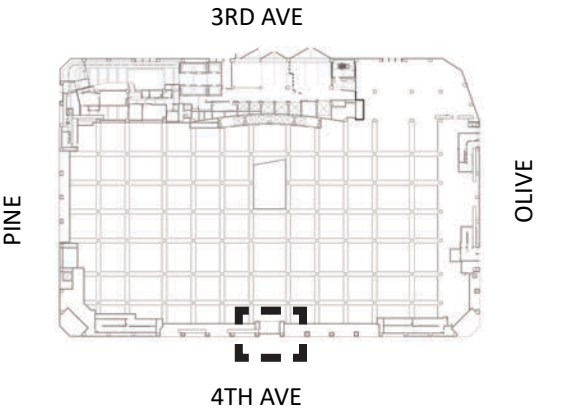
Existing Canopy at Entry 8



DETAIL 03
Ledger Replacement



DETAIL 04
Typ Deck Plan Replacement

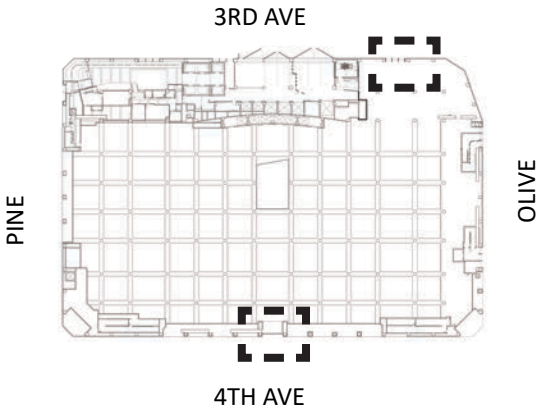




Proposed canopy at Entry 2.5

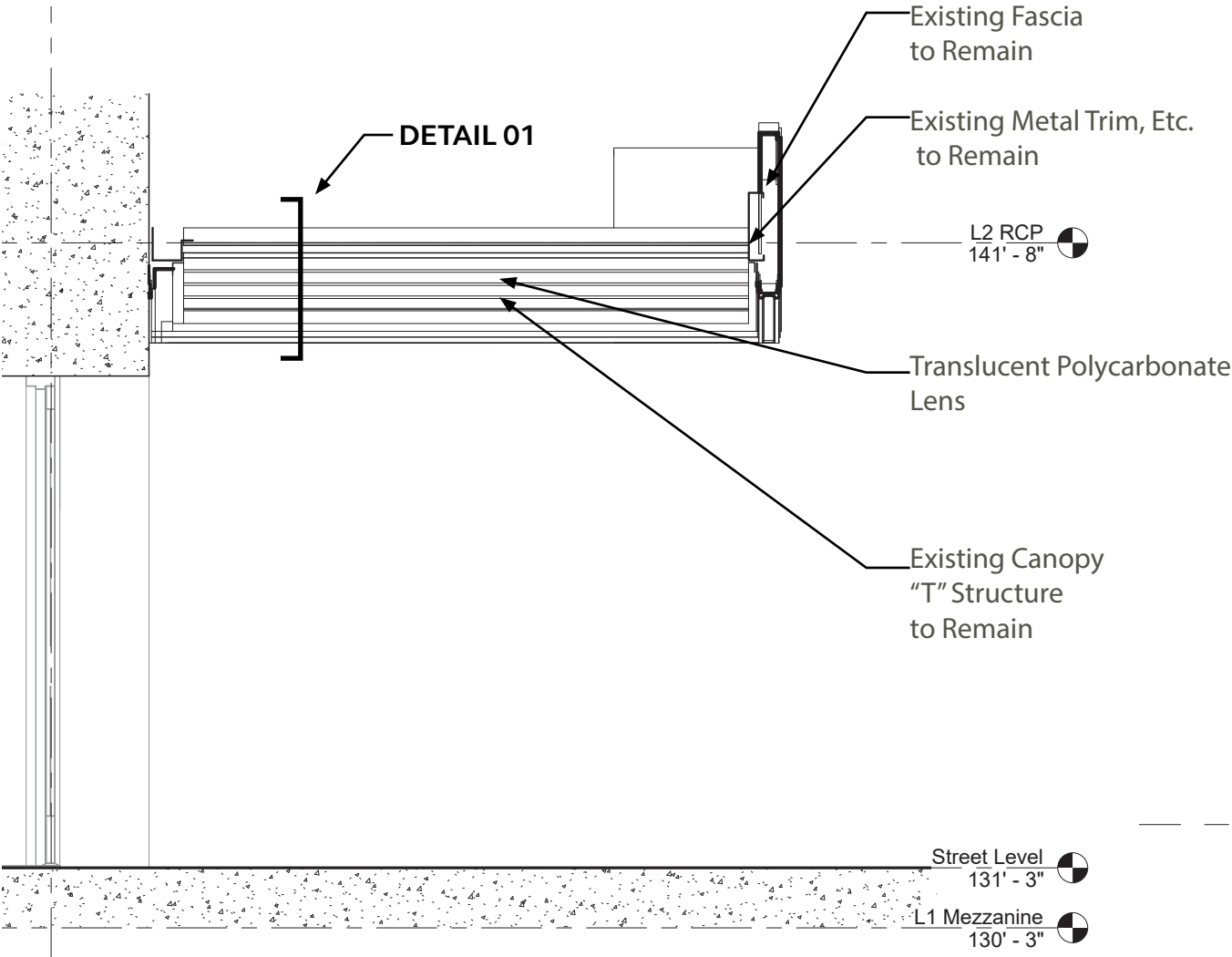


Proposed canopy at Entry 8.5



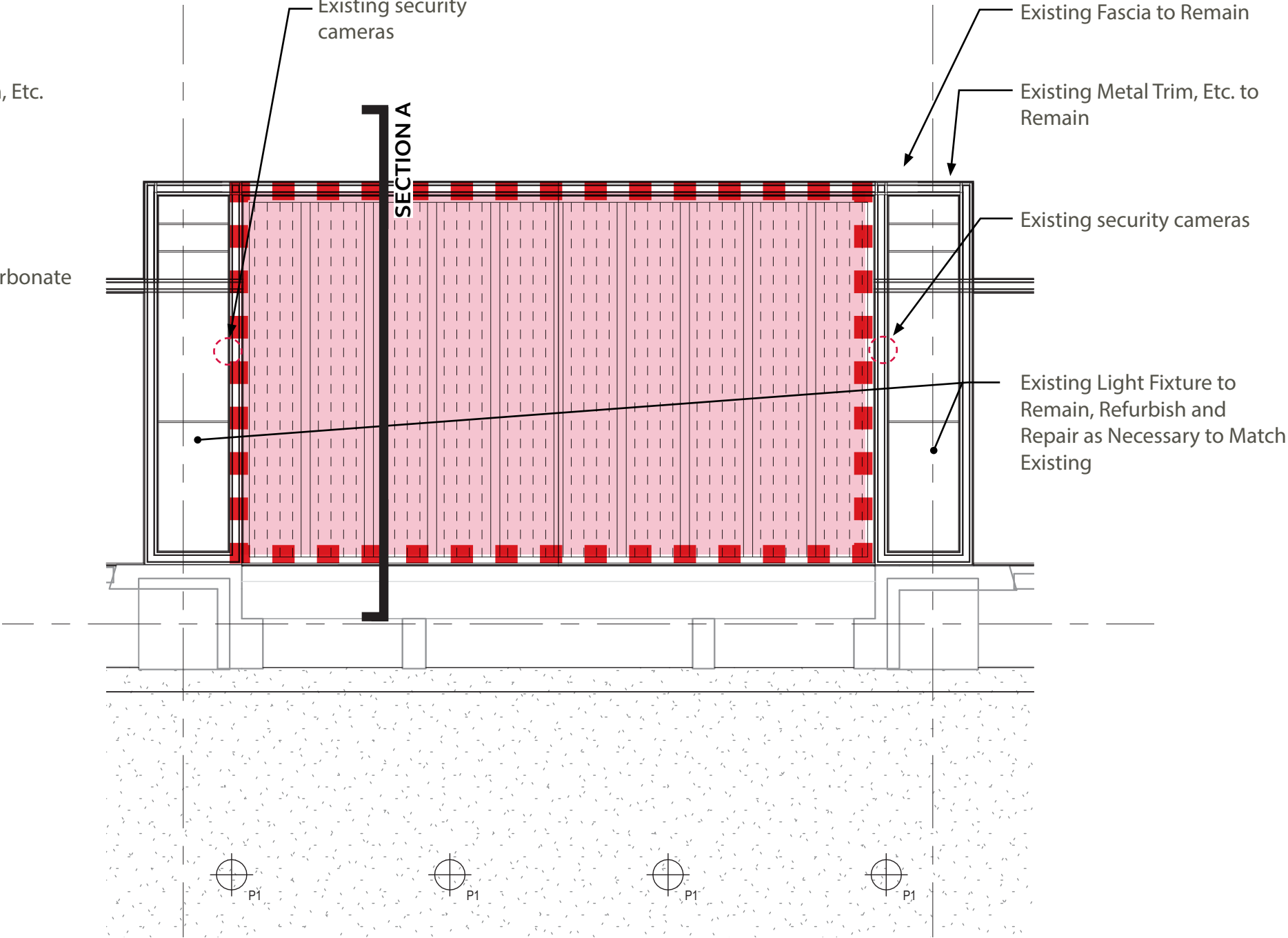
Proposed Canopy Section

Section A



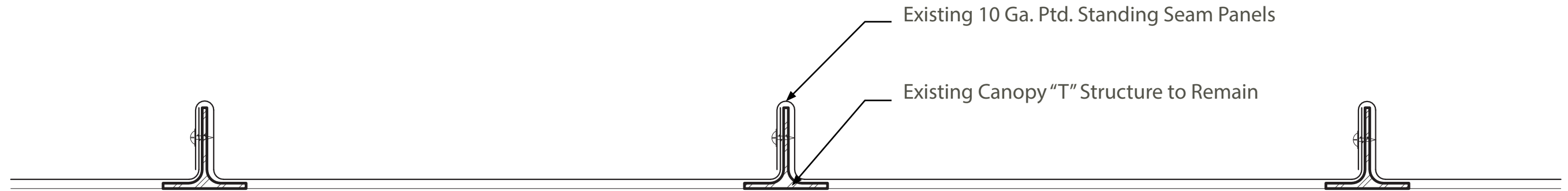
Proposed Canopy RCP

Plan View



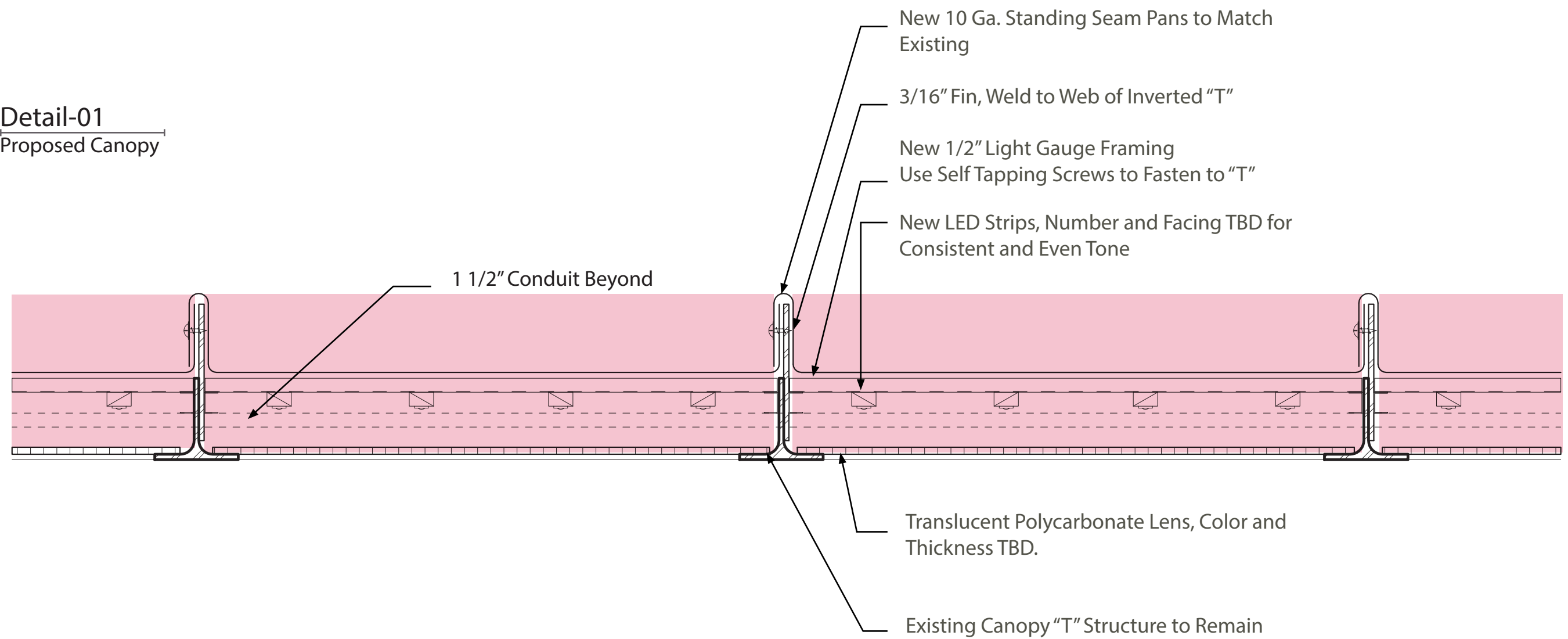
Detail

Existing Canopy



Detail-01

Proposed Canopy





COMMON AREA
ITEM 5. EXTERIOR: Attach new blade sign cabinets to existing marquee canopy for future tenant signage.

3RD AVENUE

PINE STREET

OLIVE WAY

LOADING DOCK

FUTURE TENANT SPACE

VENUE TENANT

TENANT C

COMMON AREA

TENANT B

TENANT A

ENTRY-08.5

ITEM 5. ADD
NEW BLADE
SIGNAGE
CABINET FOR

ENTRY-04

ITEM 5. ADD NEW
BLADE SIGNAGE
CABINET FOR RETAIL
TENANT SIGNAGE

ENTRY-02.5

ITEM 5. ADD NEW BLADE
SIGNAGE CABINET FOR
RETAIL TENANT SIGNAGE

4TH AVENUE

— EXISTING TO REMAIN
(SHOWN GRAY SCALE)
— PROPOSED WORK

1/32"=1'-0"



EXISTING PINE ST EXTERIOR BLADE SIGNAGE CABINET FOR REFERENCE.



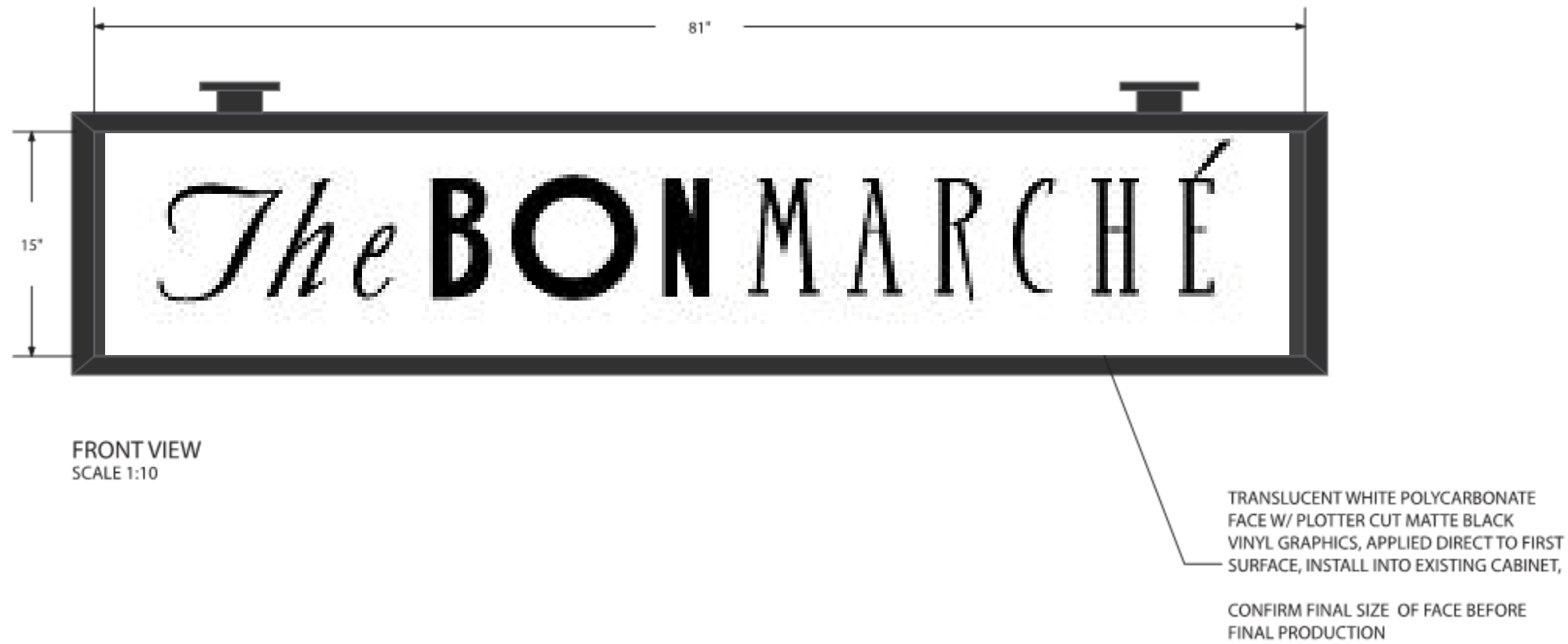
4TH AVE PROPOSED NEW BLADE SIGNAGE CABINETS TO MATCH EXISTING CABINET DIMENSIONS, FINISHES AND ATTACHMENT DETAIL.



3RD AVE PROPOSED NEW BLADE SIGNAGE CABINET TO MATCH EXISTING CABINET DIMENSIONS, FINISHES AND ATTACHMENT DETAIL.



OLIVE WAY PROPOSED NEW BLADE SIGNAGE CABINET TO MATCH EXISTING CABINET DIMENSIONS, FINISHES AND ATTACHMENT DETAIL.





VENUE TENANT

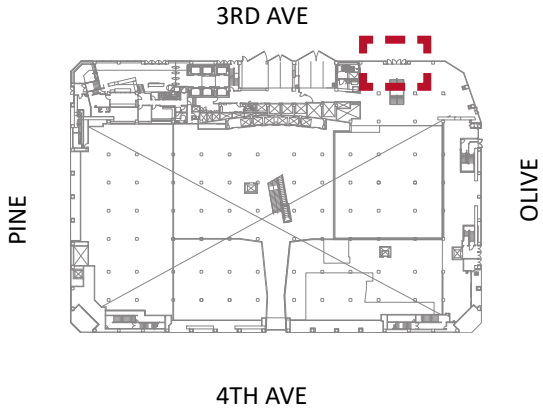
ITEM 6. EXTERIOR: Attach Venue signage to West Elevation.

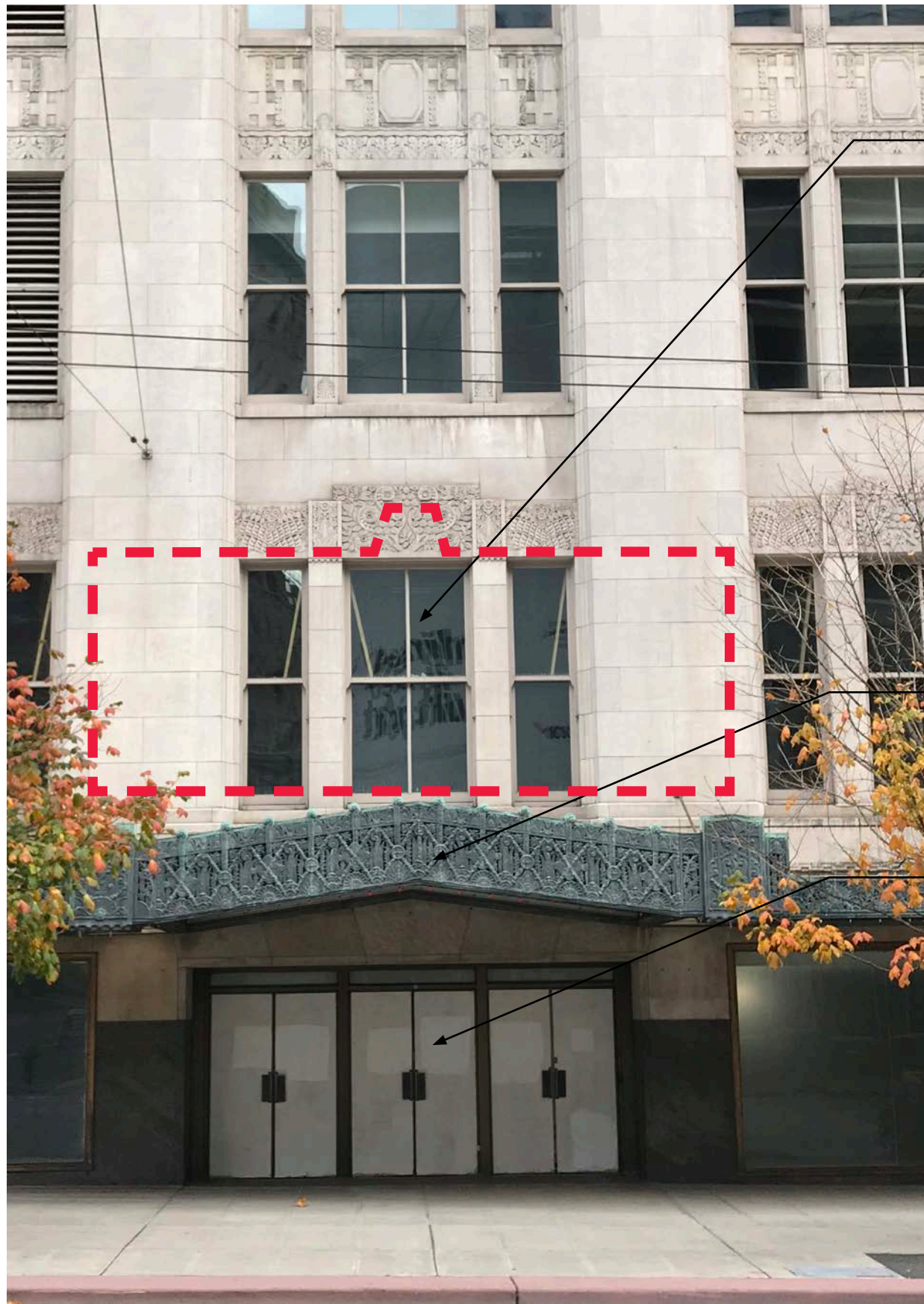
SCOPE OF WORK

- Modify Windows to Receive Signage Connection to Building
- Provide Supporting Structure for Canopy Through Window Opening to Building Structure
- Install New Marquee and Associated Structural and Electrical Connections



Existing Windows to Be Removed and Stored.
Infill Window Openings with Dark Bronze Metal Panel



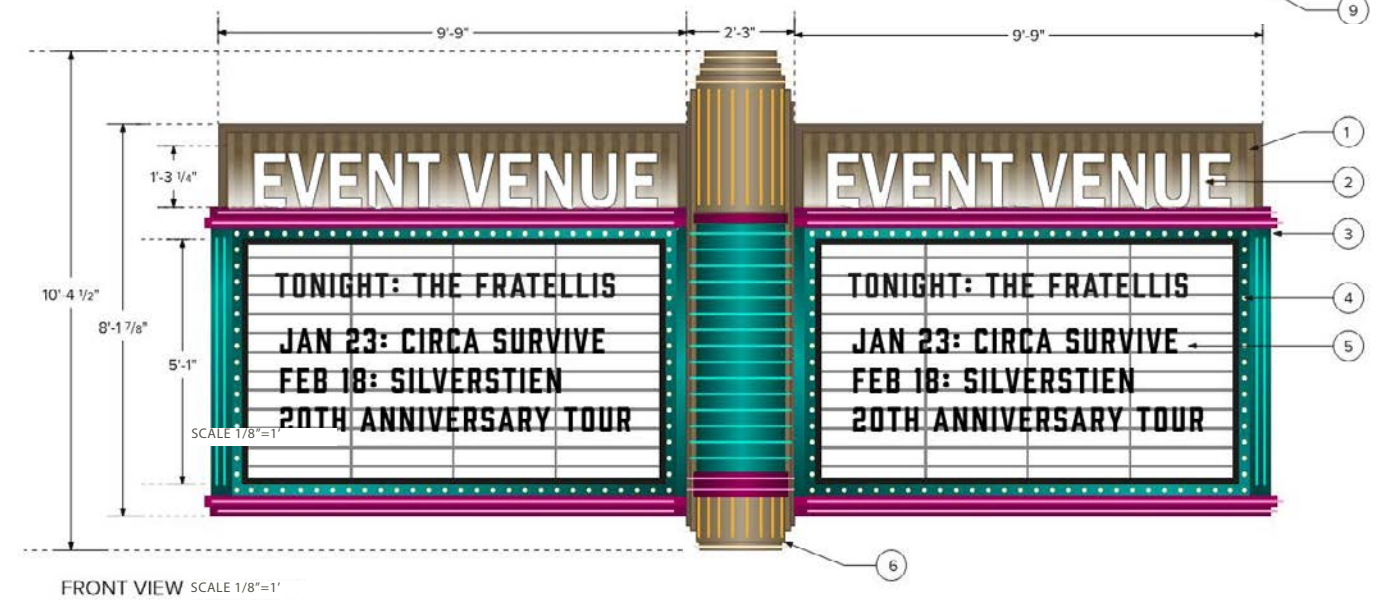
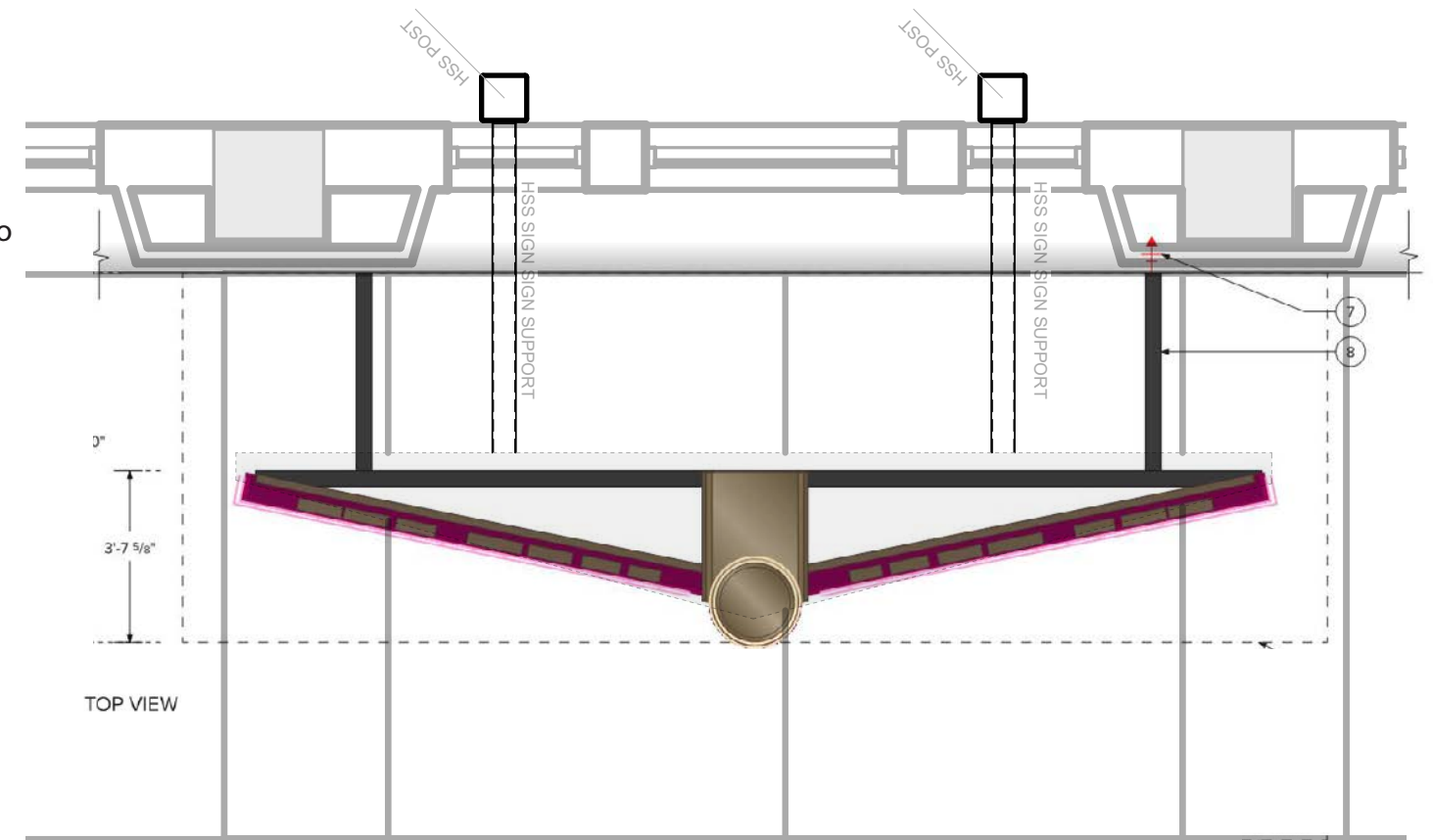


Existing Condition

Existing Windows behind to Be Removed and Stored. Protect and Preserve Surrounding Sills. Install New Infill Panels

Preserve and Protect Existing Canopy to Remain

Existing Storefront Doors Removed. Approval for Replacement Obtained Under Previous Submittal.



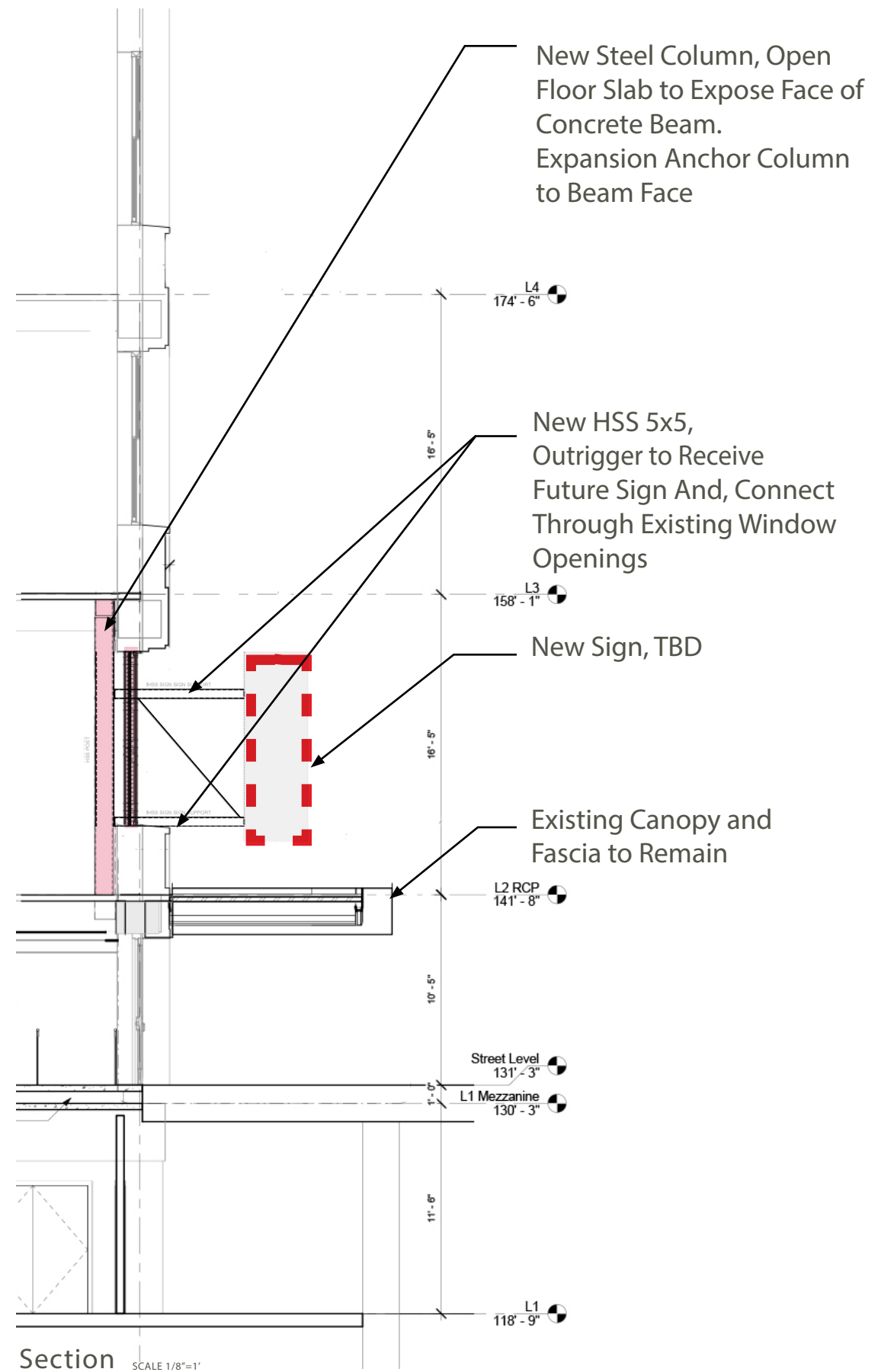
SIGN 1: NEW WALL MOUNTED MARQUEE SIGN
MANUFACTURE AND INSTALL ONE (1) NEW MARQUEE SIGN

- 1 CORRUGATED ALUMINUM PANEL AND W/ SQ TUBE FRAMING. PAINT METALLIC GOLD, SATIN FINISH. UP-LIT WITH WARM WHITE LEDS.
- 2 6" DEEP, FABRICATED ALUMINUM LETTERS WITH RECESSED FACES. PAINT RETURNS DARK METALLIC GOLD. FACES SATIN WHITE. LIT WITH 6500K WHITE EXPOSED NEON TUBING MOUNTED GLASS SUPPORTS.
- 3 FABRICATED ALUMINUM SIGN CABINET PAINTED METALLIC MAGENTA AND TEAL COLORS, SATIN FINISH. LIT WITH 15MM BUBBLE GUM PINK AND AQUA NEON TUBING MOUNTED WITH GLASS SUPPORTS.
- 4 S11 LED MARQUEE BULBS
- 5 WHITE POLY CARBONATE READERBOARD SIGN FACE WITH THERMOFORMED PLASTIC MARQUEE LETTERING (6" SHOWN) AND MOUNTING GRID AS NEEDED. FACES HELD IN PLACE WITH 2" ALUMINUM RETAINERS PAINTED SATIN BLACK. BACK-LIT WITH 5000K WHITE LEDS.
- 6 FABRICATED ALUMINUM COLUMN SHAPE PAINTED METALLIC GOLD, MAGENTA, AND TEAL COLORS, SATIN FINISH. 15MM WARM WHITE, SUNFLOWER YELLOW, AND AQUA NEON TUBING MOUNTED WITH GLASS SUPPOTS.
- 7 DEDICATED SIGN CIRCUIT(S) 120V 20A. NUMBER OF CIRCUITS REQUIRED TBD.
- 8 HSS STRUCTURAL SUPPORTS MOUNT SIGN TO BUILDING. (TBD BASED ON SITE SURVEY).
- 9 APPROXIMATE PERIMETER OF CANOPY BELOW SIGN LOCATION. (FOR REFERENCE)

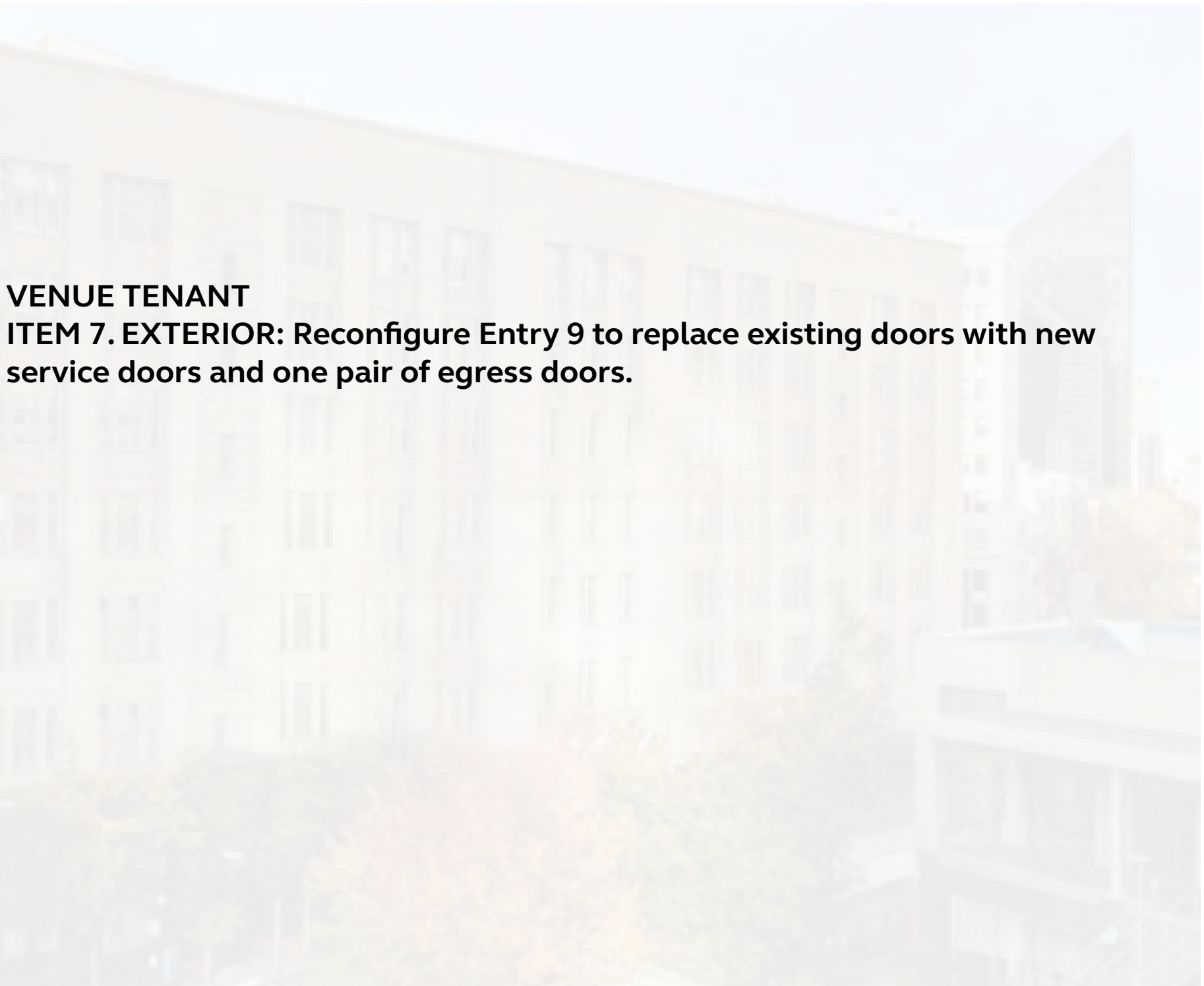
Signage Structure Plan Detail @ Level 2



Elevation SCALE 1/8"=1'

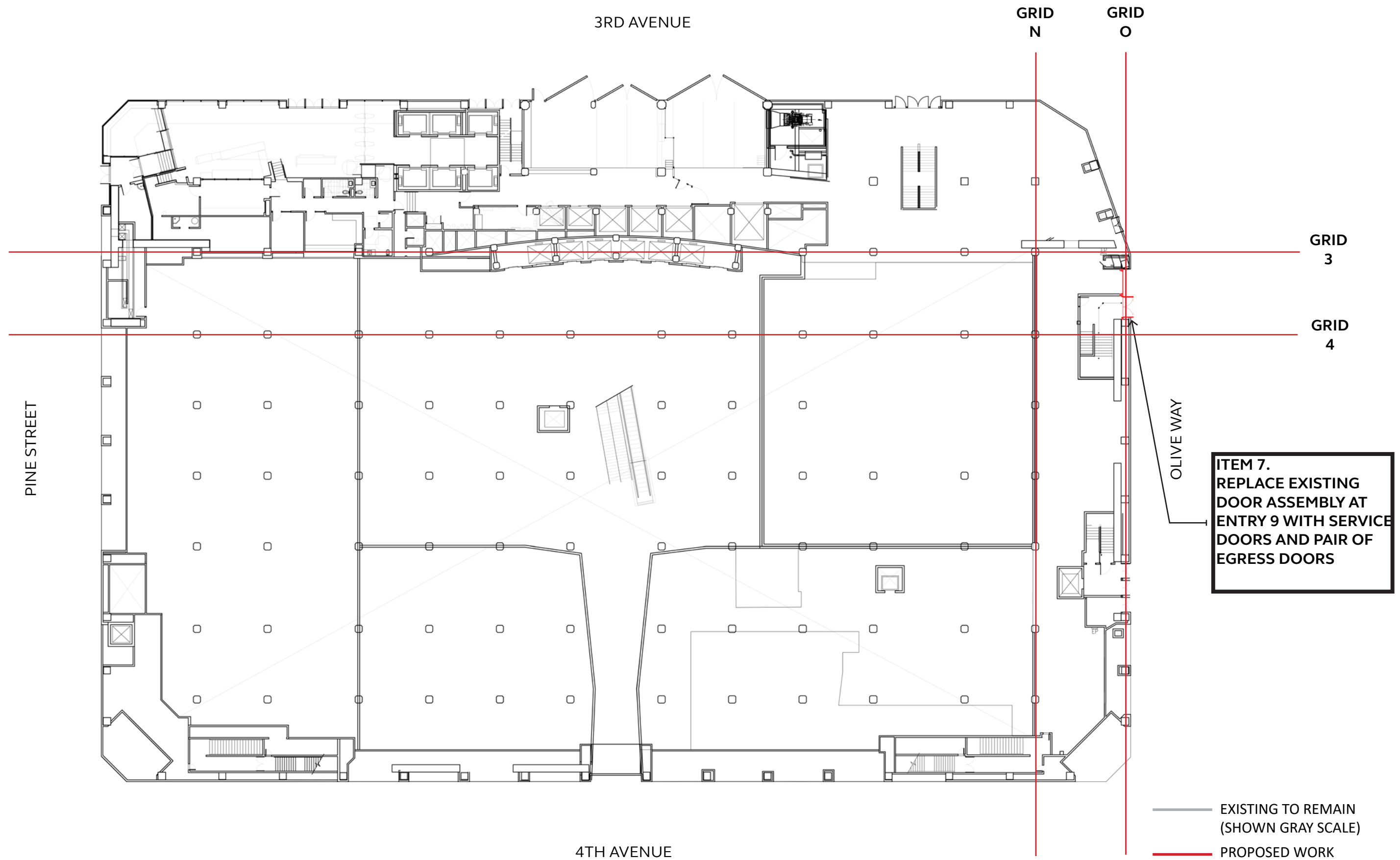


Section SCALE 1/8"=1'



VENUE TENANT

ITEM 7. EXTERIOR: Reconfigure Entry 9 to replace existing doors with new service doors and one pair of egress doors.



1/32"=1'-0"



— EXISTING TO REMAIN
(SHOWN GRAY SCALE)

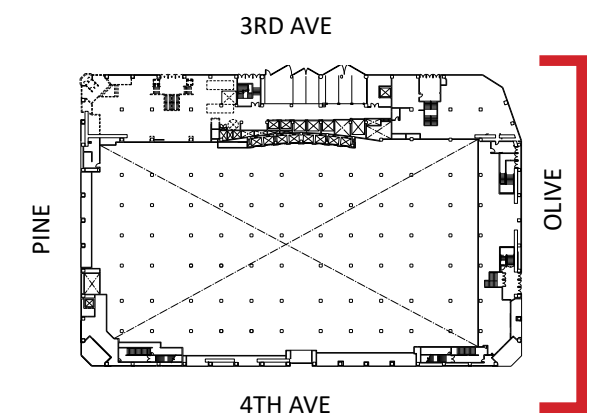
— PROPOSED WORK

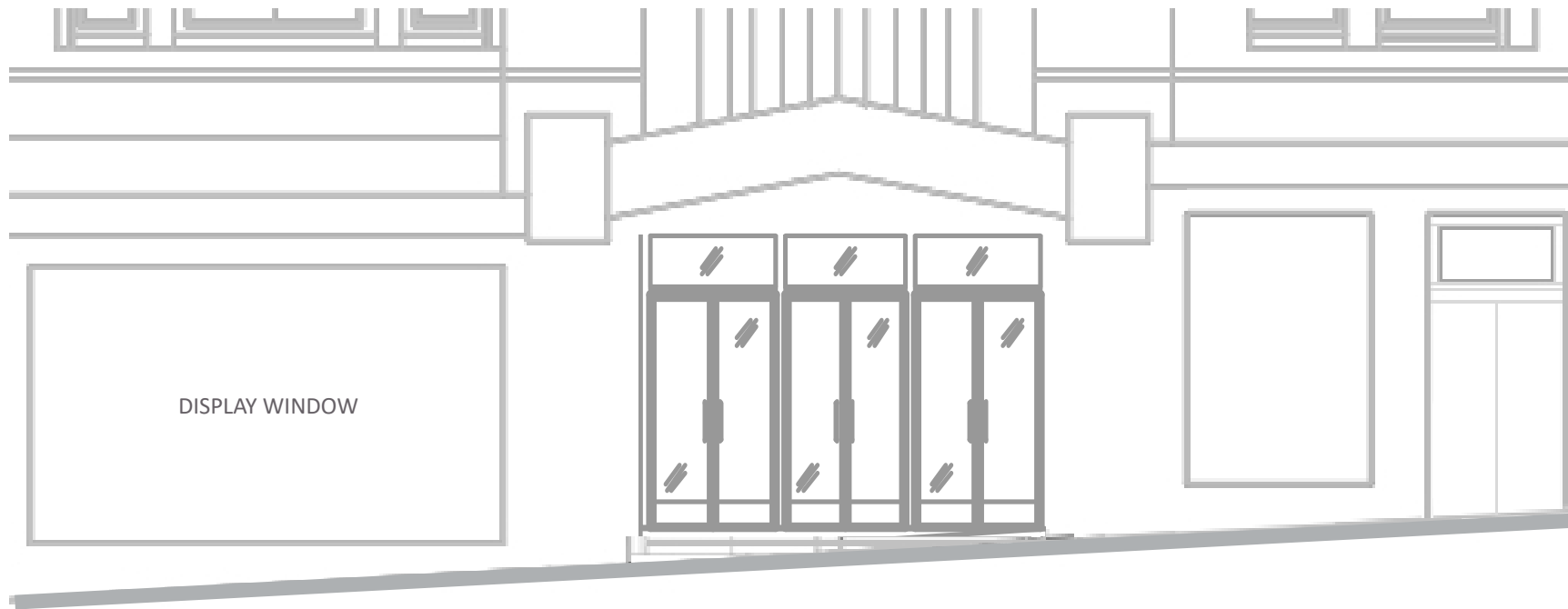
ENTRY-09

ITEM 7. REPLACE EXISTING BRONZE
COLOR ALUMINUM FRAME DOORS
WITH SERVICE DOOR AND NEW
ALUMINUM FRAME EXIT DOORS
FROM STAIR 9



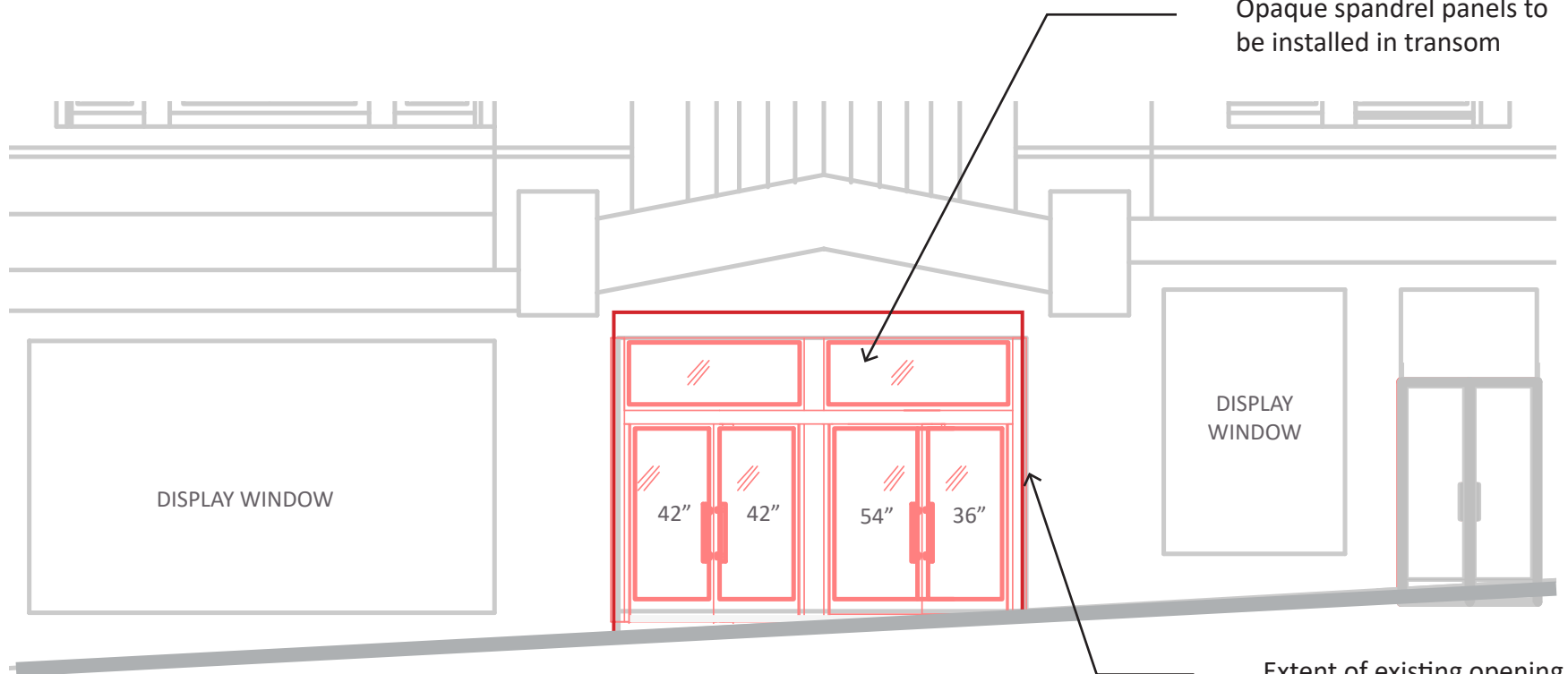
KEY PLAN





EXISTING ENTRY-09

1/8" = 1'-0"

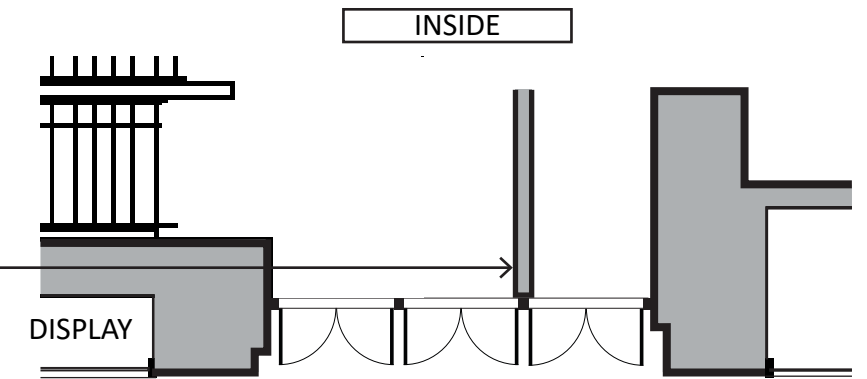


PROPOSED ENTRY-09

1/8" = 1'-0"

EXISTING ENTRY DOORS.
(6) 29.5" DOOR LEAF.
27" CLEAR OPENING.

Location of existing
interior wall



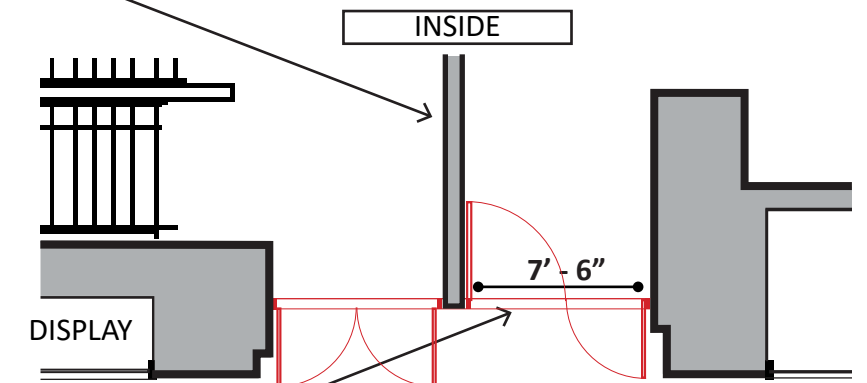
OUTSIDE
PROPERTY LINE (AVERAGE LOCATION)

PLAN - EXISTING ENTRY

1/8" = 1'-0"

Relocated rated wall
for Stair 9

**RECONFIGURED
EGRESS DOOR**
ALUMINUM FRAME,
BRONZE COLOR
(2) DOOR LEAF
42" W X 7'-0"H



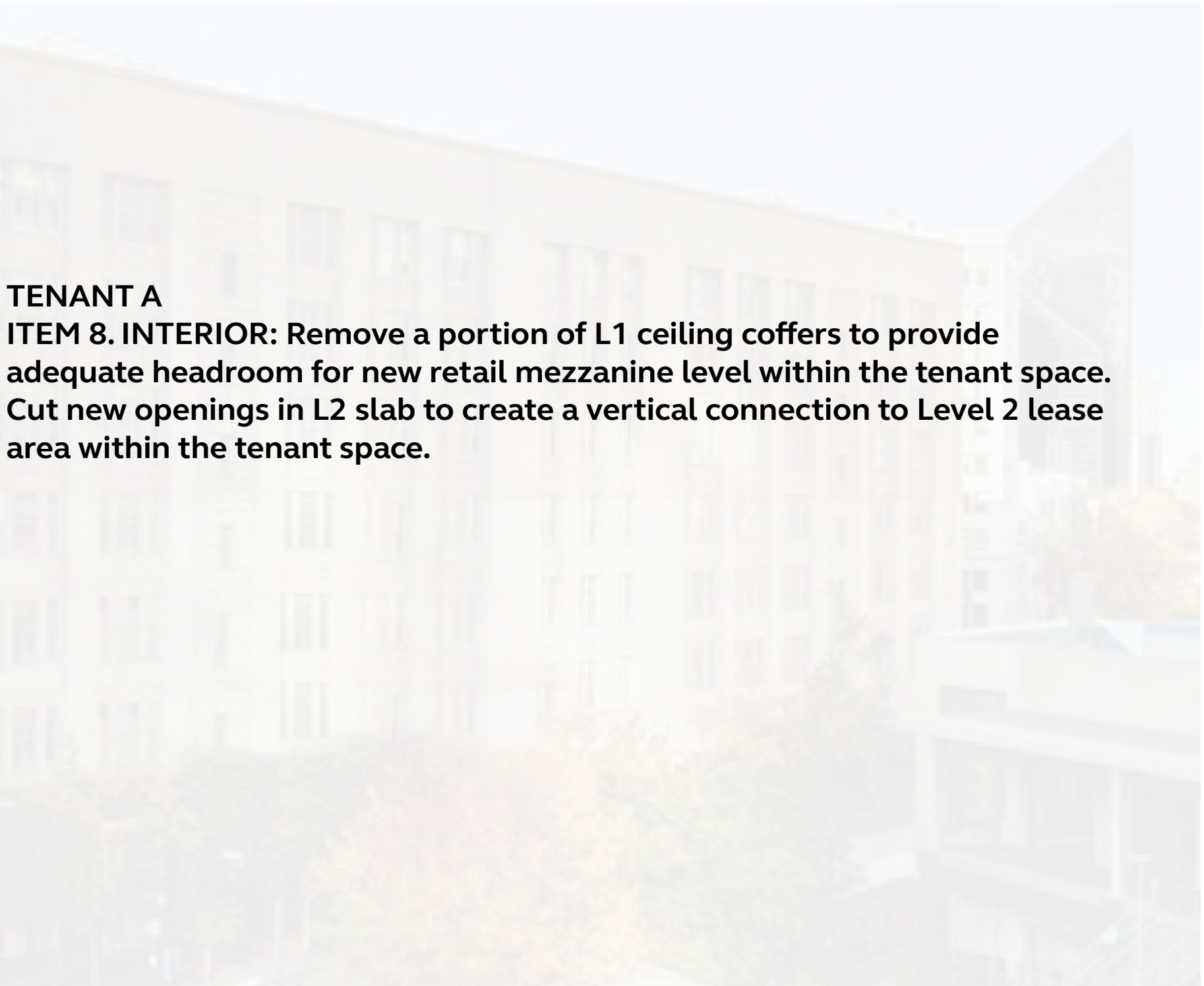
OUTSIDE
PROPERTY LINE (AVERAGE LOCATION)

ALUMINUM FRAME,
BRONZE COLOR
ONE LEAF, 3'-0" EGRESS
ONE LEAF, 4'-6" FOR
SERVICE

PLAN - PROPOSED ENTRY

1/8" = 1'-0"





TENANT A

ITEM 8. INTERIOR: Remove a portion of L1 ceiling coffers to provide adequate headroom for new retail mezzanine level within the tenant space. Cut new openings in L2 slab to create a vertical connection to Level 2 lease area within the tenant space.

PINE STREET

3RD AVENUE

GRID
I

GRID
N

LOADING DOCK

FUTURE TENANT SPACE

VENUE TENANT

TENANT C

COMMON AREA

OLIVE WAY

REMOVE PORTIONS
OF SLAB TO CONNECT
TO LEVEL 2

GRID
7

ITEM 8. REMOVE
DECORATIVE CEILING
OVER NEW TENANT A
MEZZANINE

GRID
9

TENANT B

TENANT A

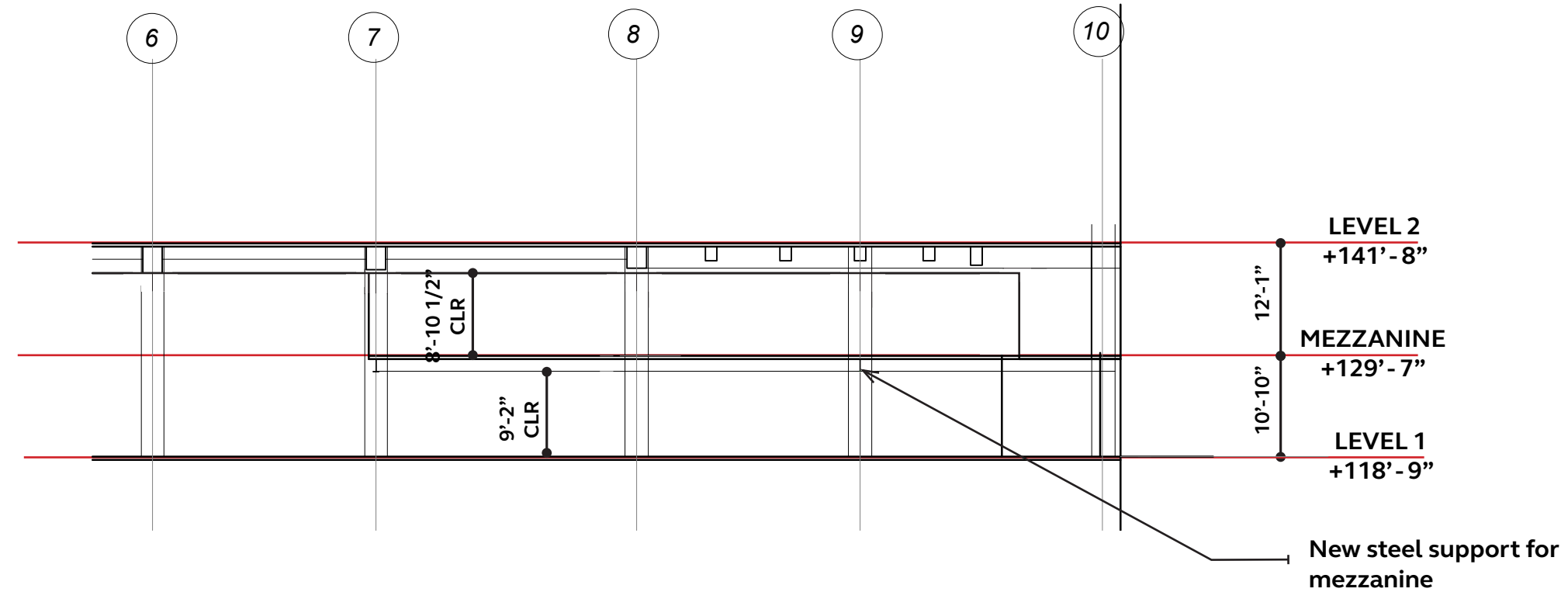
4TH AVENUE

— EXISTING TO REMAIN
(SHOWN GRAY SCALE)
— PROPOSED WORK

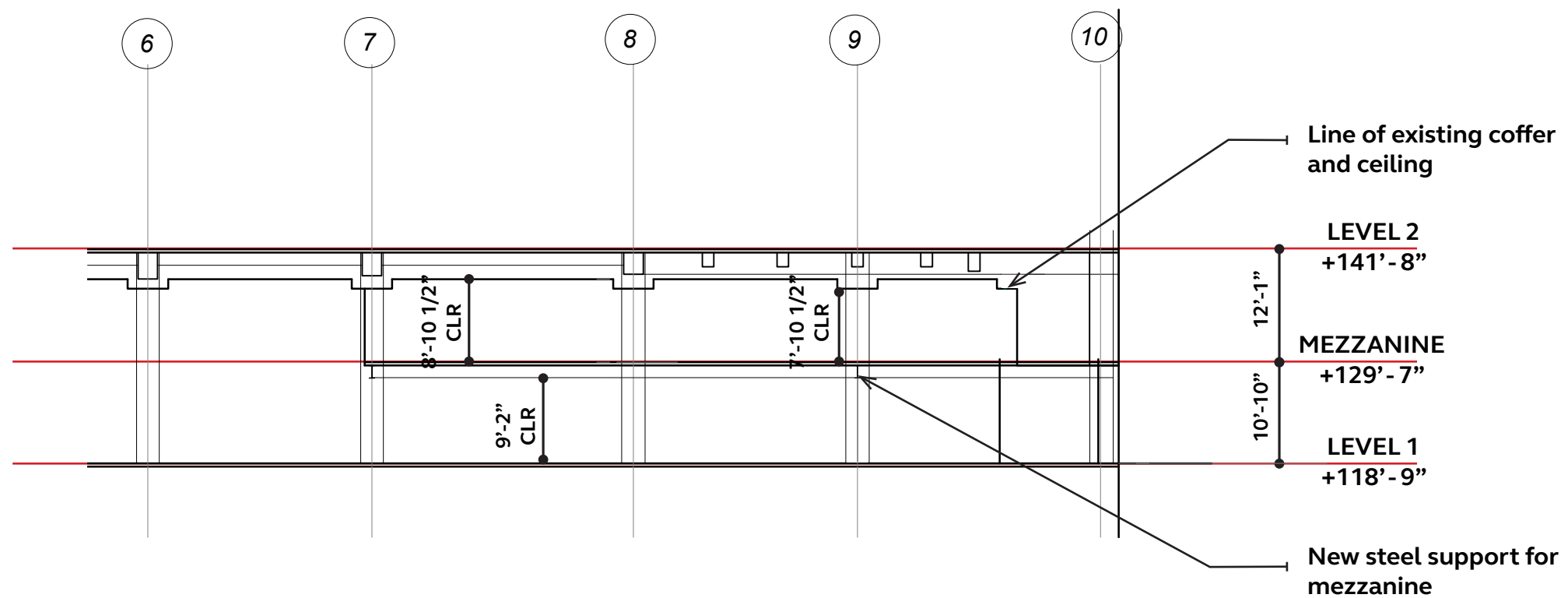
1/32"=1'-0"

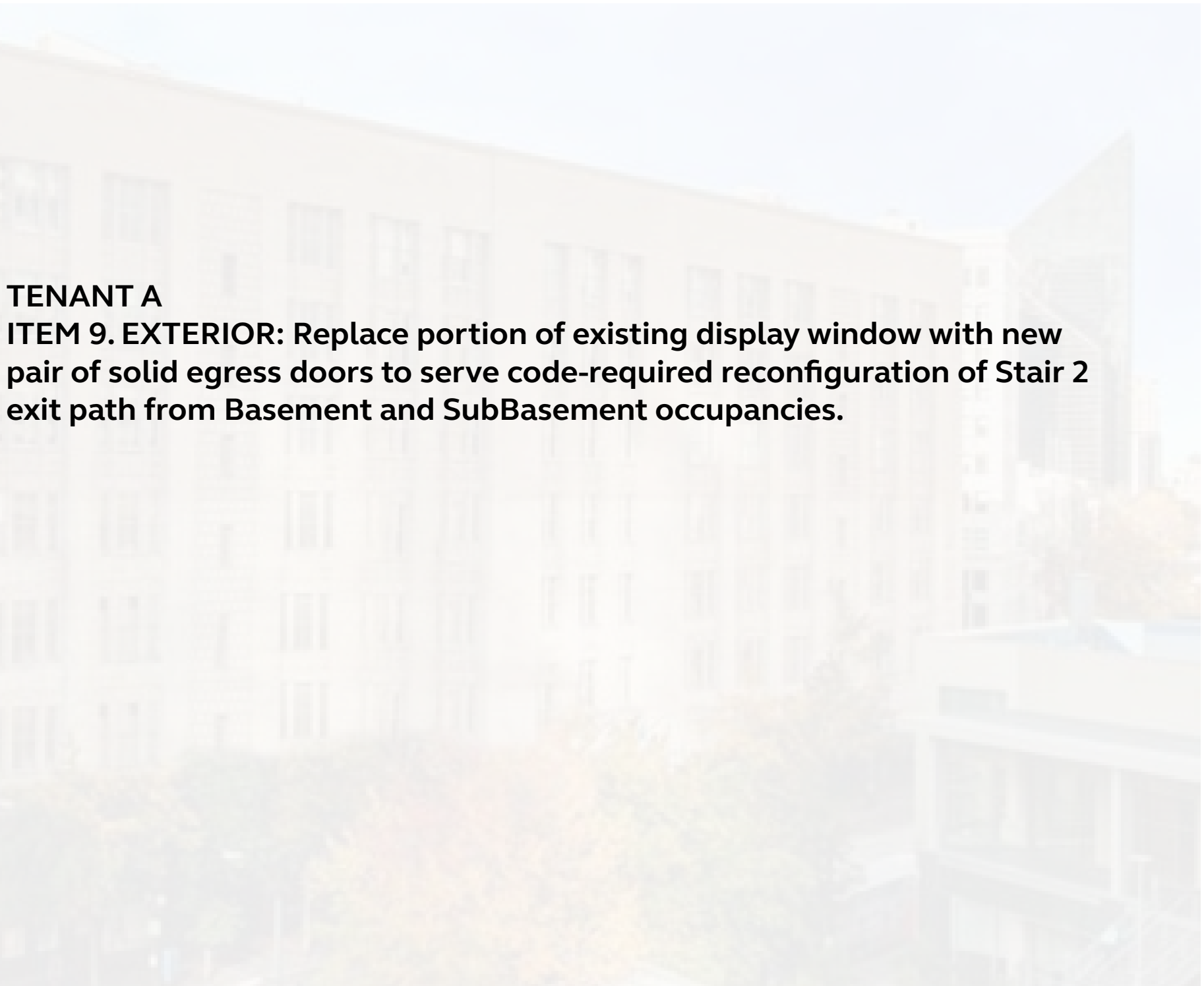
PROPOSED BUILDING SECTION

Section drawing showing new mezzanine floors with impact of existing decorative coffer to maximum clear height



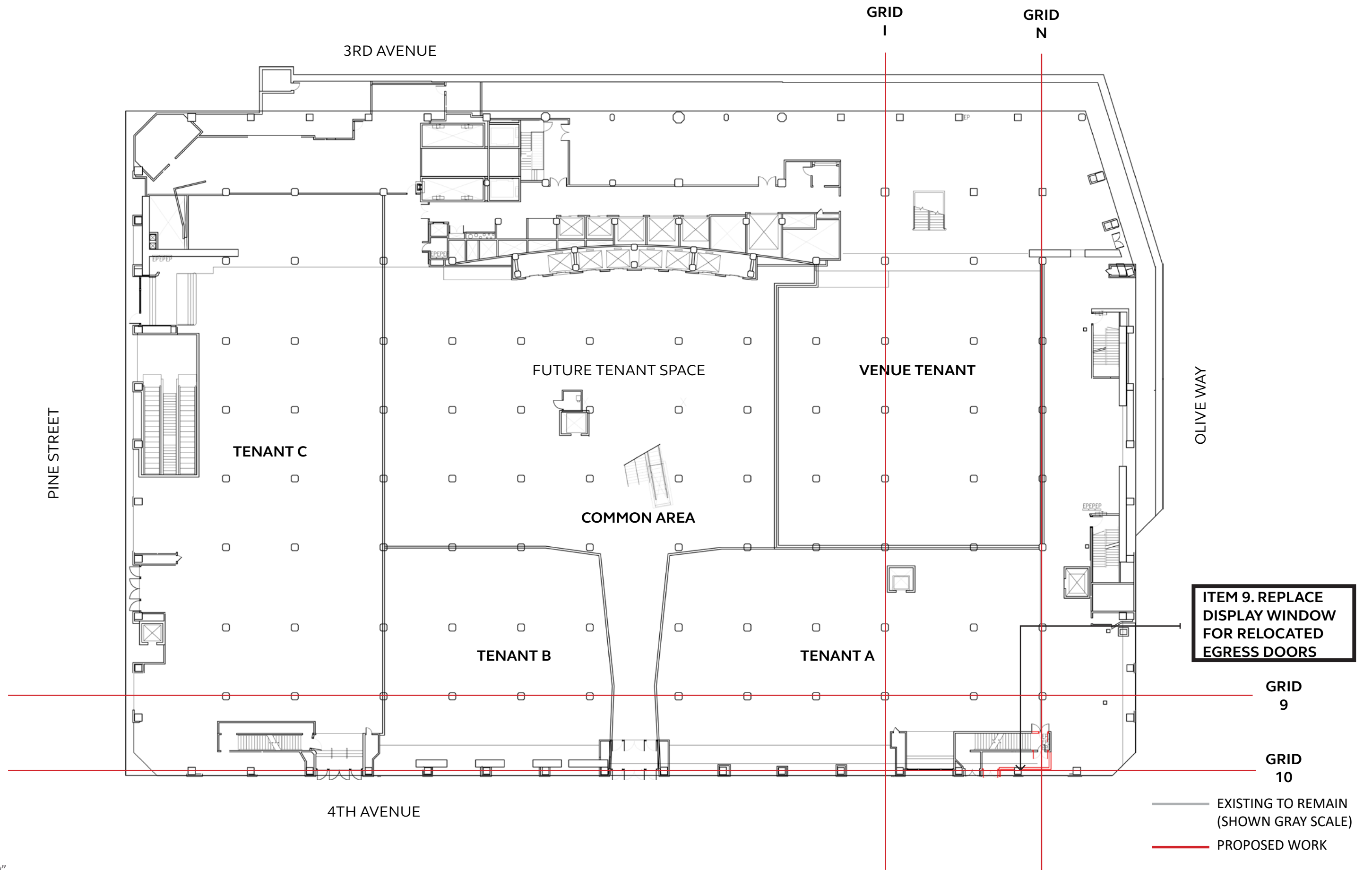
EXISTING BUILDING SECTION





TENANT A

ITEM 9. EXTERIOR: Replace portion of existing display window with new pair of solid egress doors to serve code-required reconfiguration of Stair 2 exit path from Basement and SubBasement occupancies.



1/32"=1'-0"



— EXISTING TO REMAIN
(SHOWN GRAY SCALE)

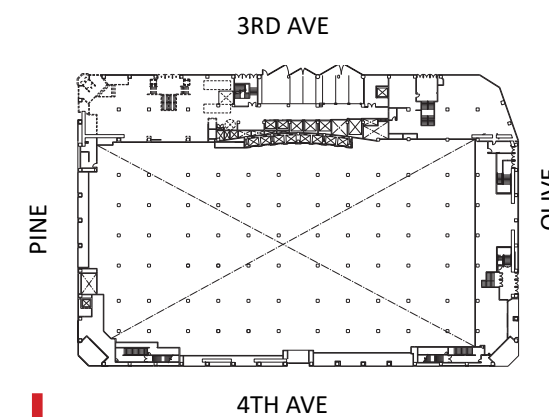
— PROPOSED WORK

ENTRY-03

DOOR CONFIGURATION
PREVIOUSLY APPROVED.
NO WORK

EXIT-02

ITEM 9. REPLACE EXISTING
DISPLAY WINDOW WITH
METAL RATED EXIT DOORS
FROM STAIR 2



KEY PLAN



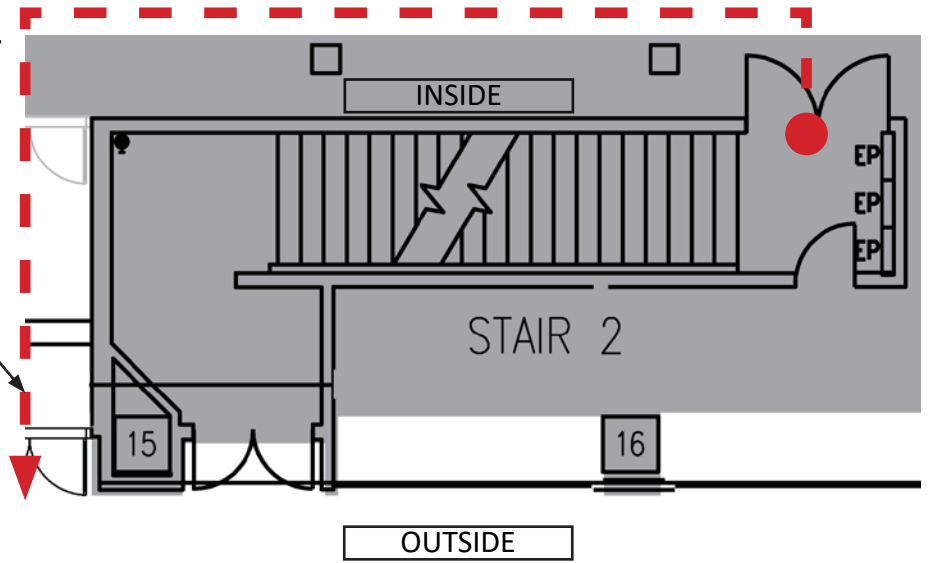
PROPOSED EXIT-02

1/8" = 1'-0"

Solid metal doors to match existing adjacent egress doors

EXISTING EGRESS EXIT
9'-0"H

Existing egress route is non-compliant and requires change.

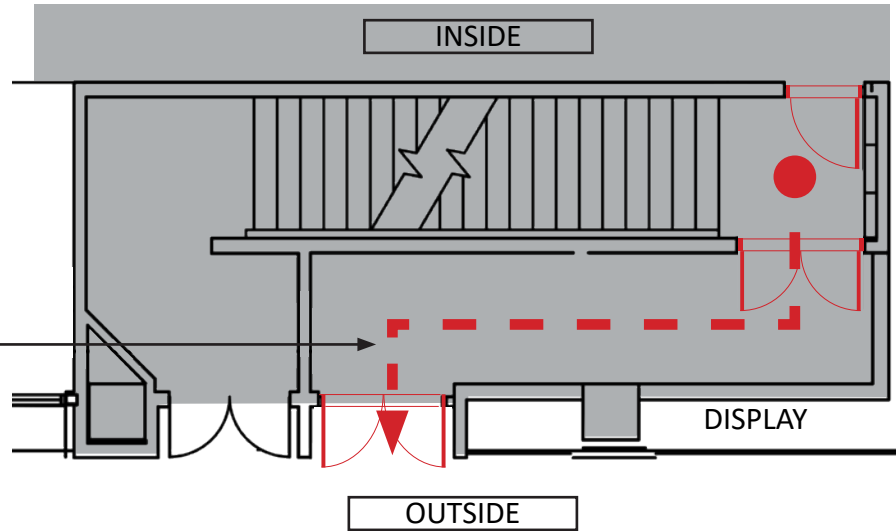


PLAN - EXISTING EGRESS EXIT

1/8" = 1'-0"

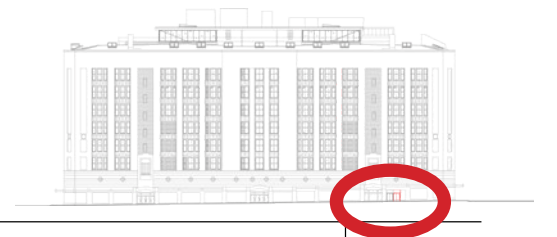
RECONFIGURED
EGRESS DOORS
(2) DOOR LEAF
30" W X 7'-0"H

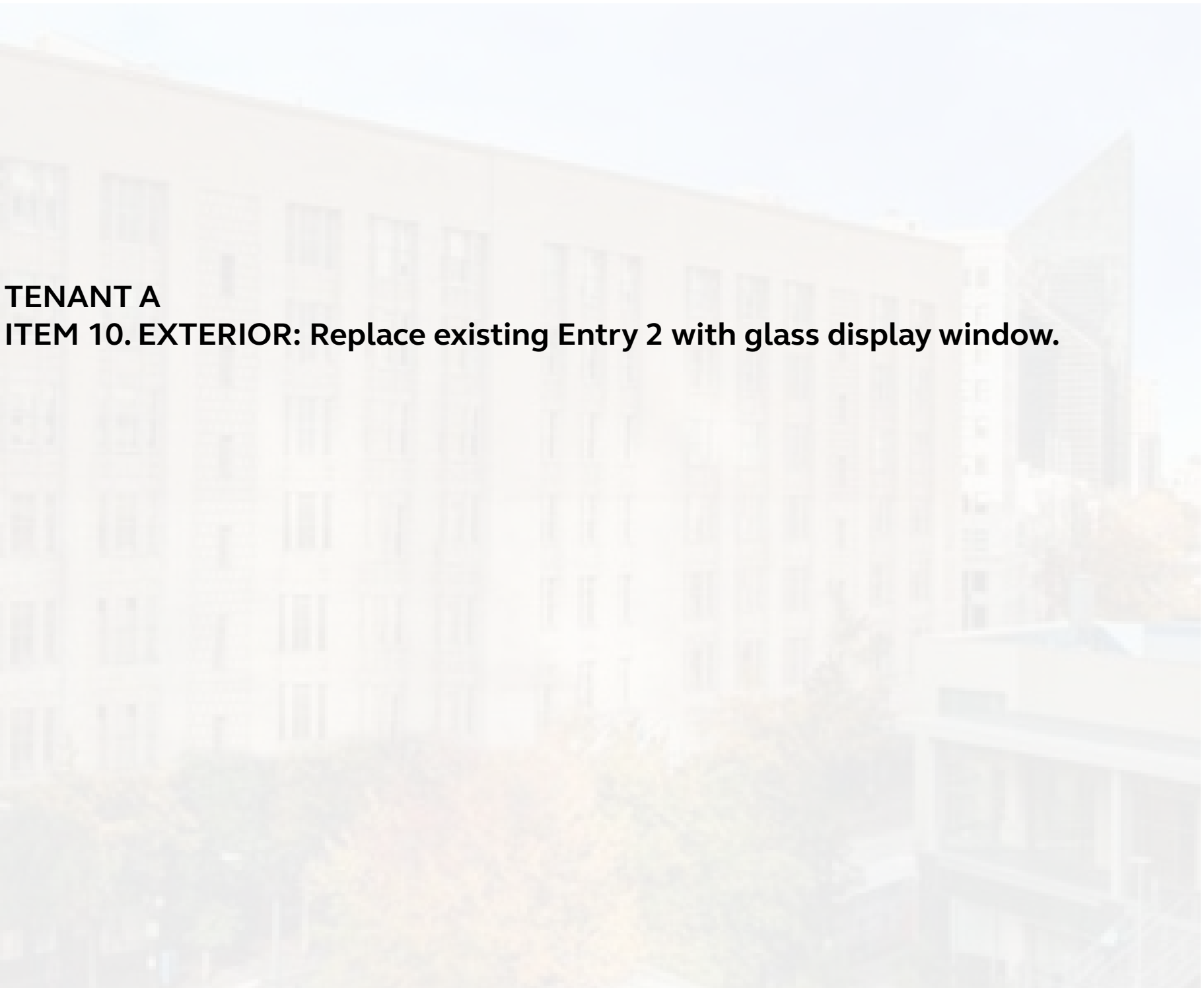
Egress re-routed to exit directly outside without going through intervening tenant space.



PLAN - PROPOSED EGRESS EXIT

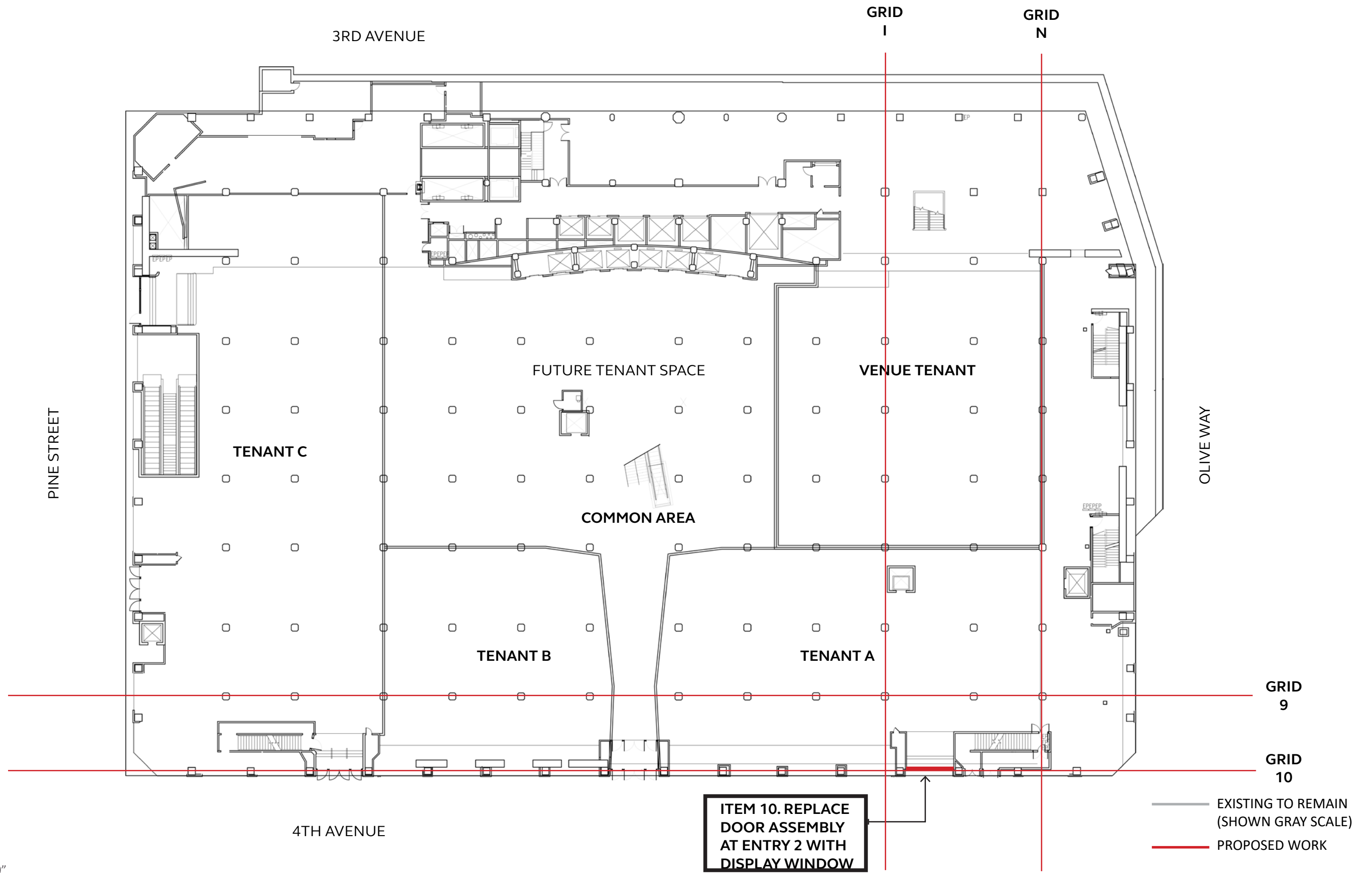
1/8" = 1'-0"





TENANT A

ITEM 10. EXTERIOR: Replace existing Entry 2 with glass display window.



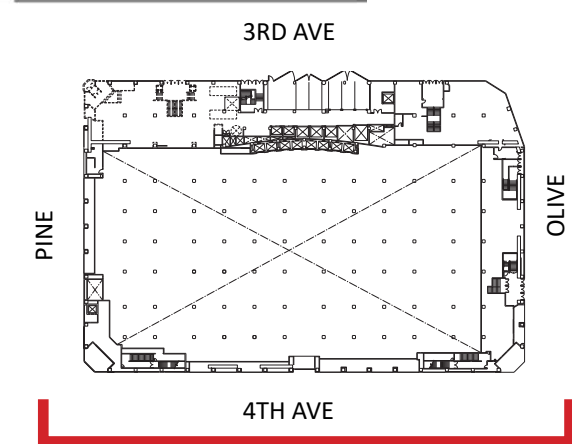
1/32"=1'-0"



— EXISTING TO REMAIN
(SHOWN GRAY SCALE)
— PROPOSED WORK

ENTRY-03
DOOR CONFIGURATION
PREVIOUSLY APPROVED.
NO WORK

ENTRY-02
ITEM 10. REPLACE EXISTING BRONZE
COLOR ALUMINUM FRAME DOORS
WITH BRONZE COLOR ALUMINUM
FRAME STOREFRONT





EXISTING PREVIOUSLY APPROVED ENTRY-02
1/8" = 1'-0"



PROPOSED DISPLAY WINDOW-02
1/8" = 1'-0"

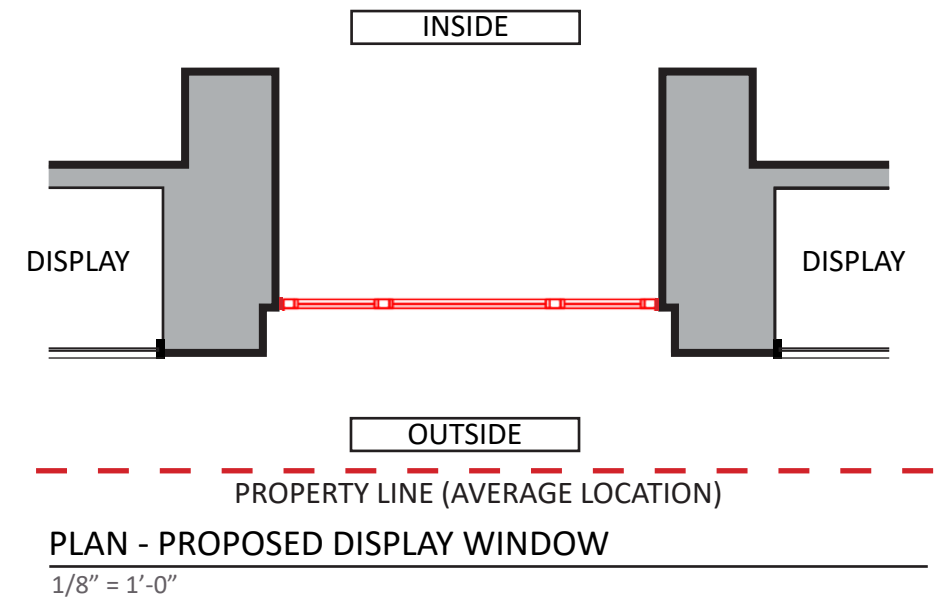
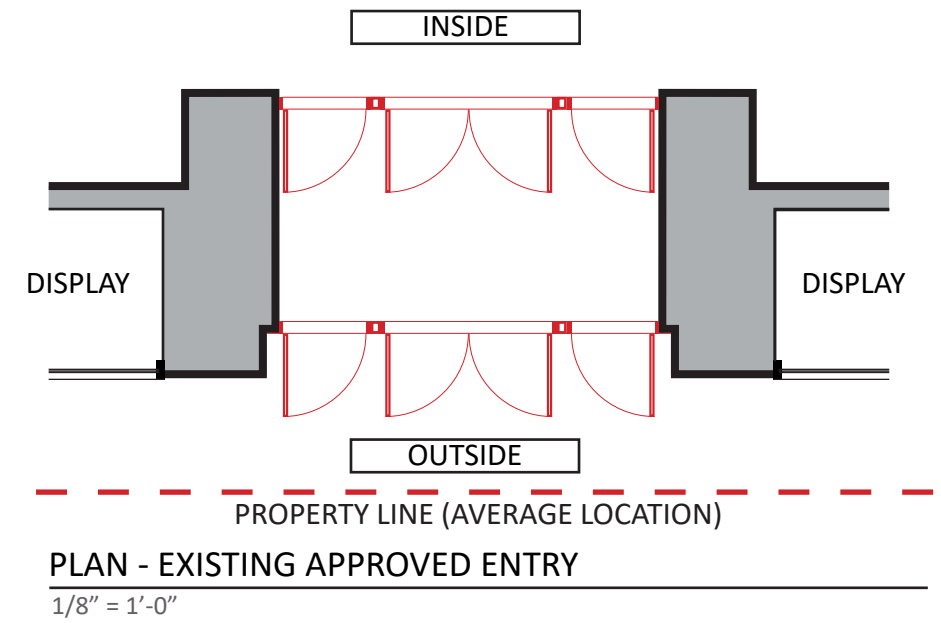
Existing extent of opening
maintained

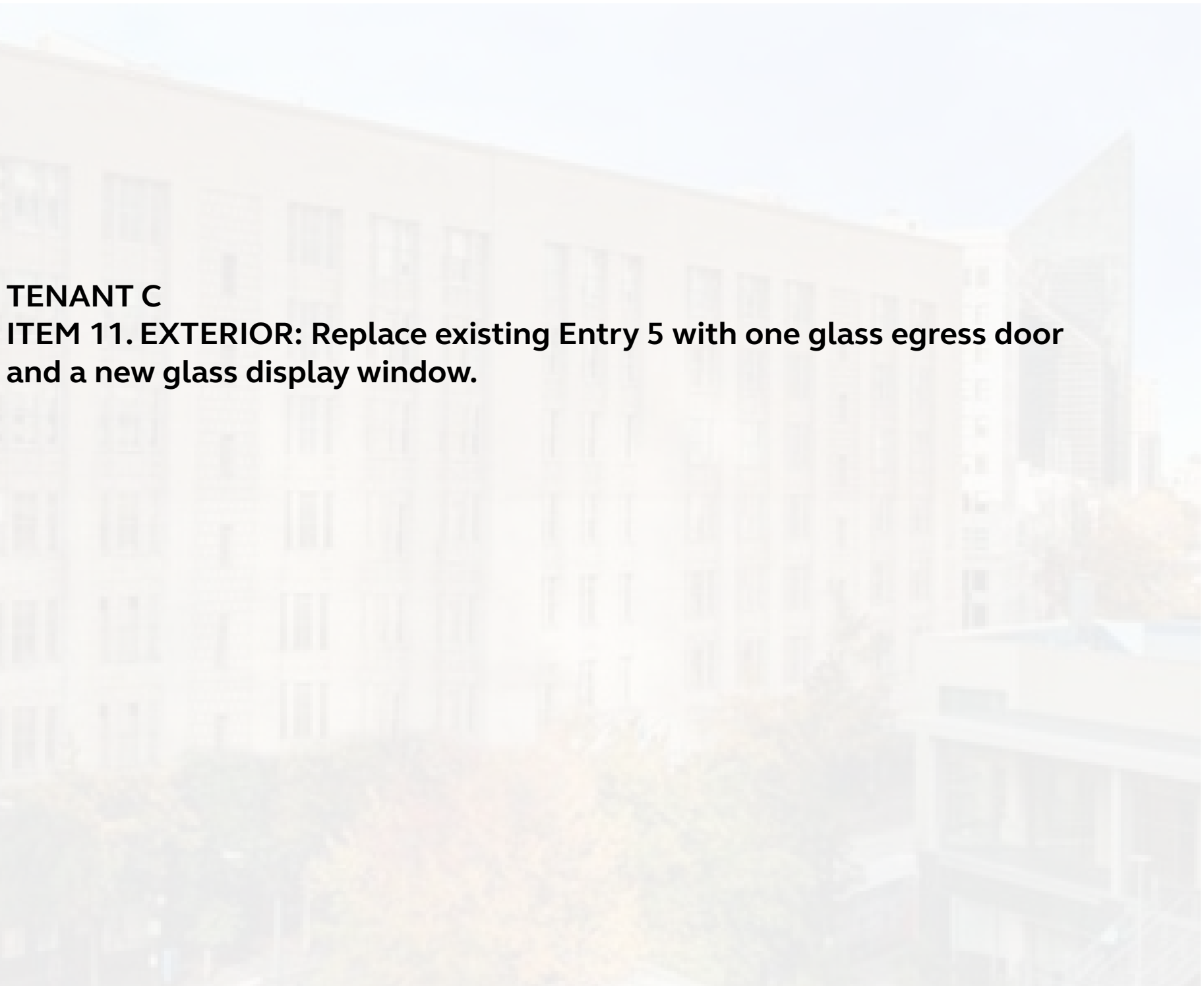
Stone base with dark bronze
aluminum storefront on top

VESTIBULE.
WHERE OCCURS.
SEE GROUND FLOOR PLAN.
VESTIBULE
UNDER SEPARATE PERMIT

PREVIOUSLY APPROVED
ENTRY DOORS
CODE COMPLIANT
(4) DOOR LEAF 42" W X 7'-0"H
CONTINUOUS ROTON HINGE.
INSULATED GLASS PANELS

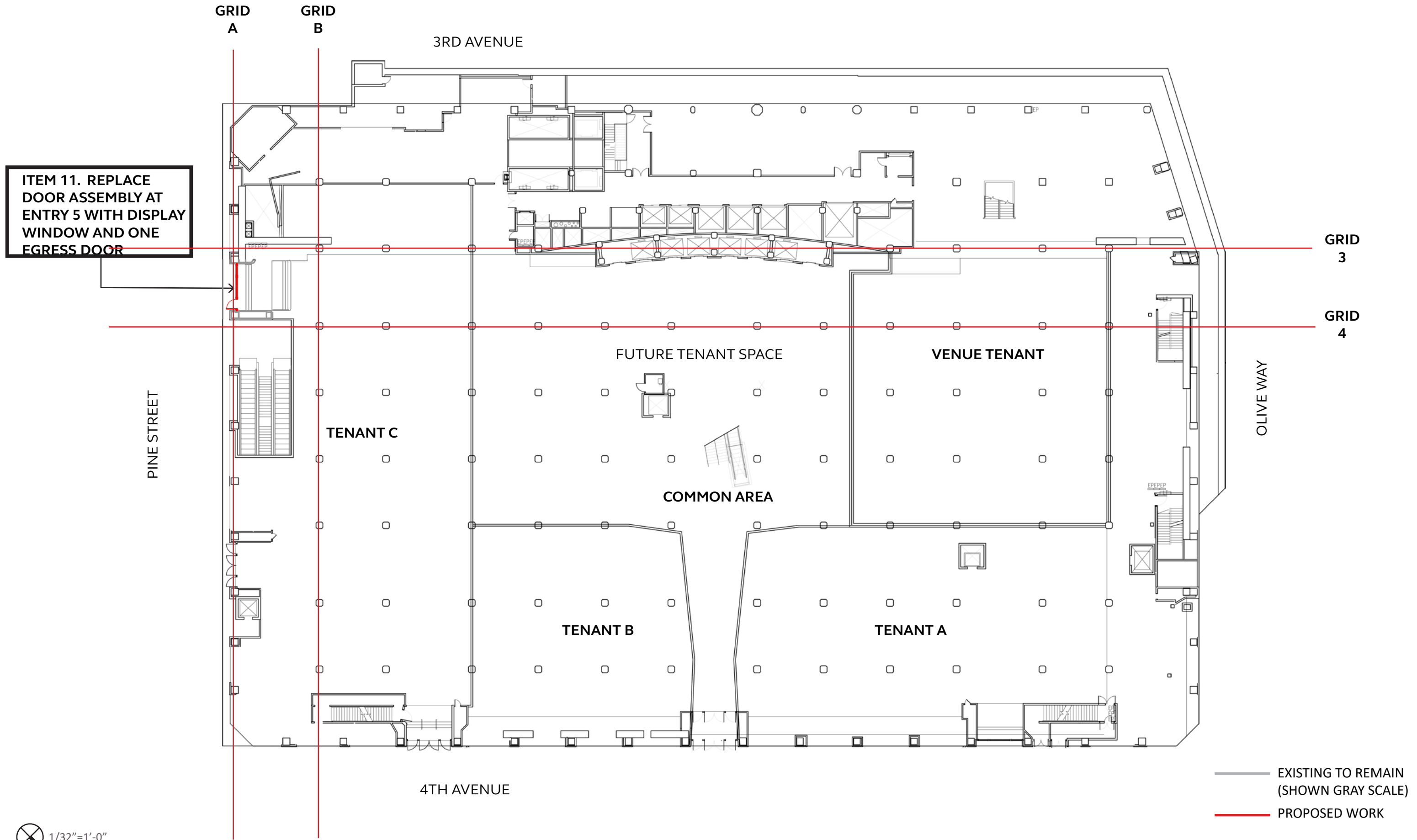
RECONFIGURED
WINDOW ASSEMBLY
KAWNER 250. DARK BRONZE
FRAME STOREFRONT ASSEMBLY
42" W X 7'-0"H
84" W X 7'-0"H





TENANT C

ITEM 11. EXTERIOR: Replace existing Entry 5 with one glass egress door and a new glass display window.





TENANT ENTRY
NO WORK

ENTRY-05

ITEM 11: REPLACE EXISTING BRONZE
COLOR ALUMINUM FRAME DOORS WITH
NEW ALUMINUM FRAME STOREFRONT
AND ONE ACTIVE DOOR

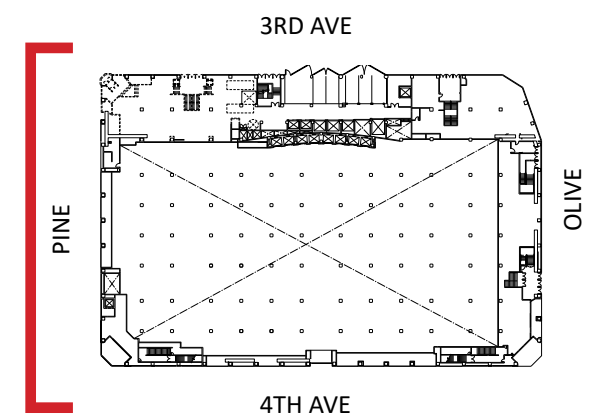
ENTRY-04

DOOR CONFIGURATION
PREVIOUSLY APPROVED.
NO WORK

— EXISTING TO REMAIN
(SHOWN GRAY SCALE)
— PROPOSED WORK

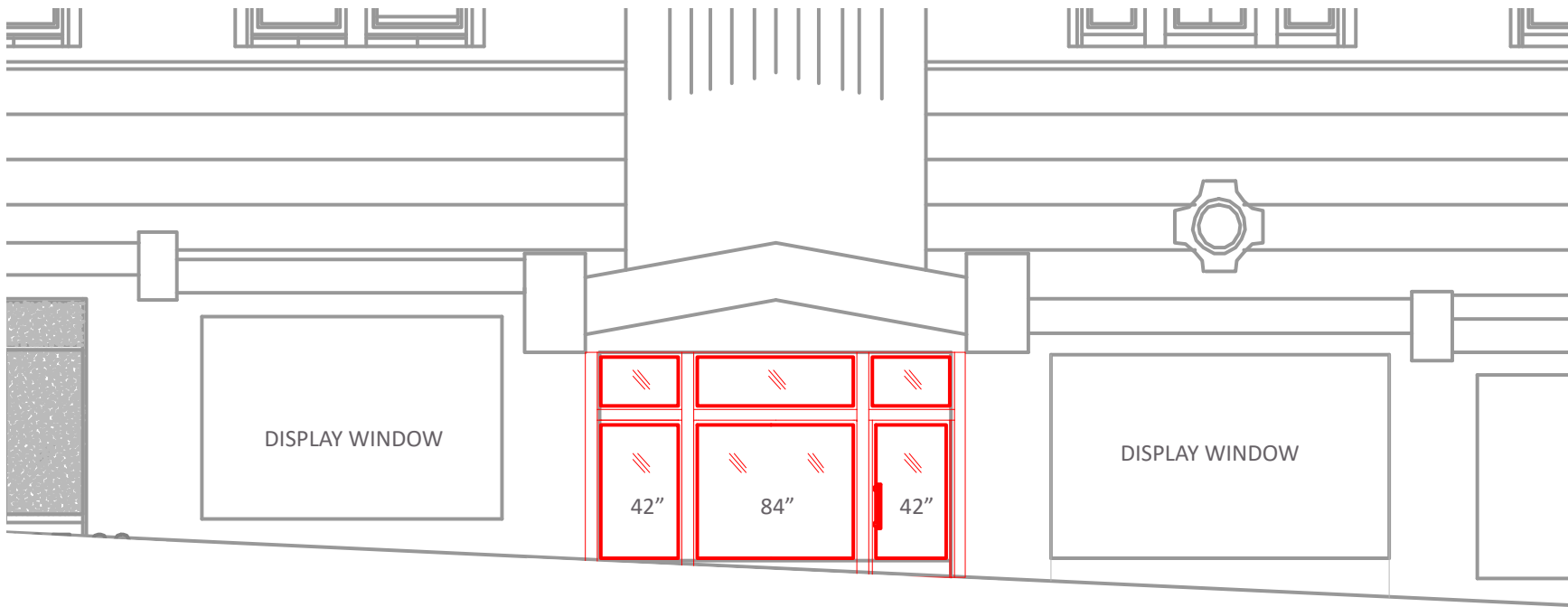


KEY PLAN

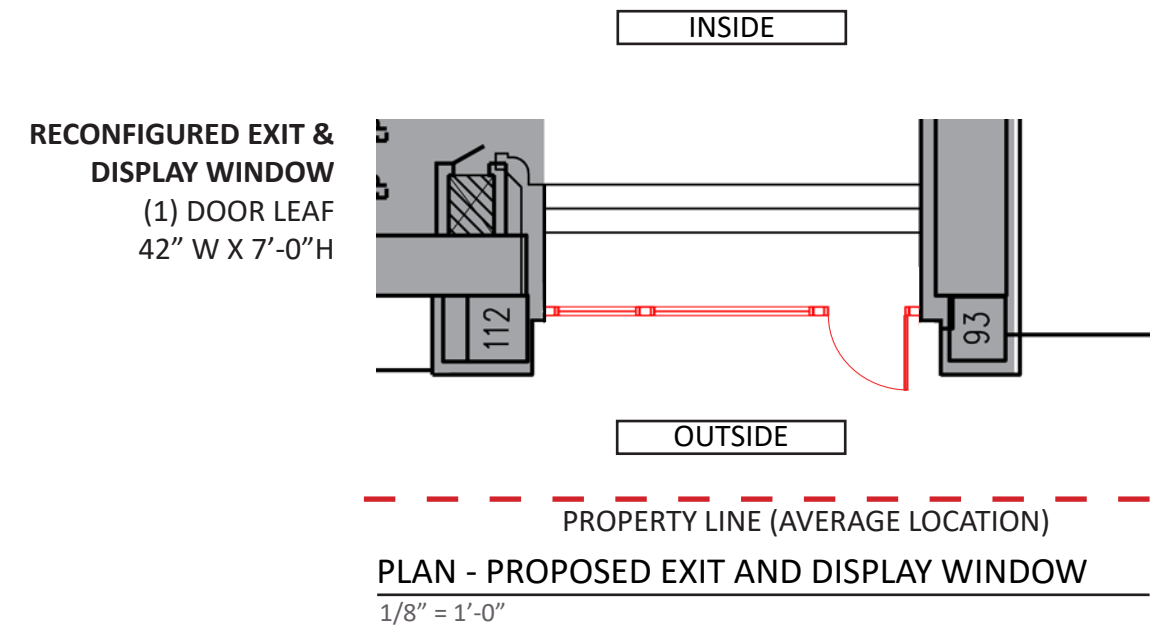
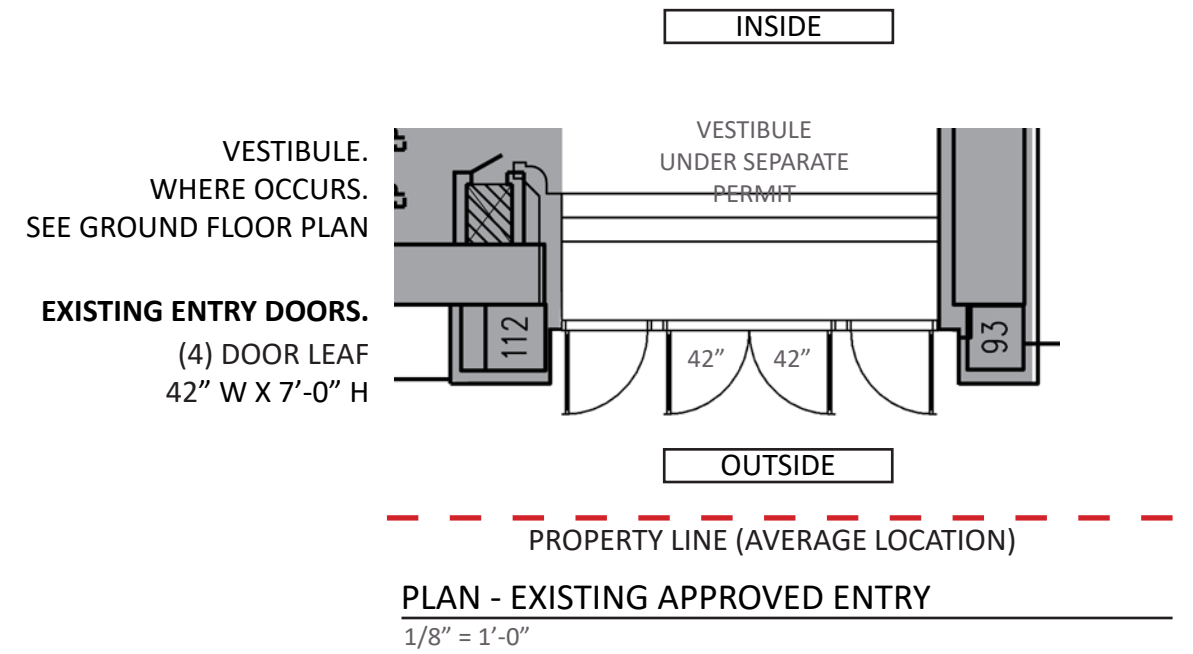




EXISTING PREVIOUSLY APPROVED ENTRY-05
1/8" = 1'-0"

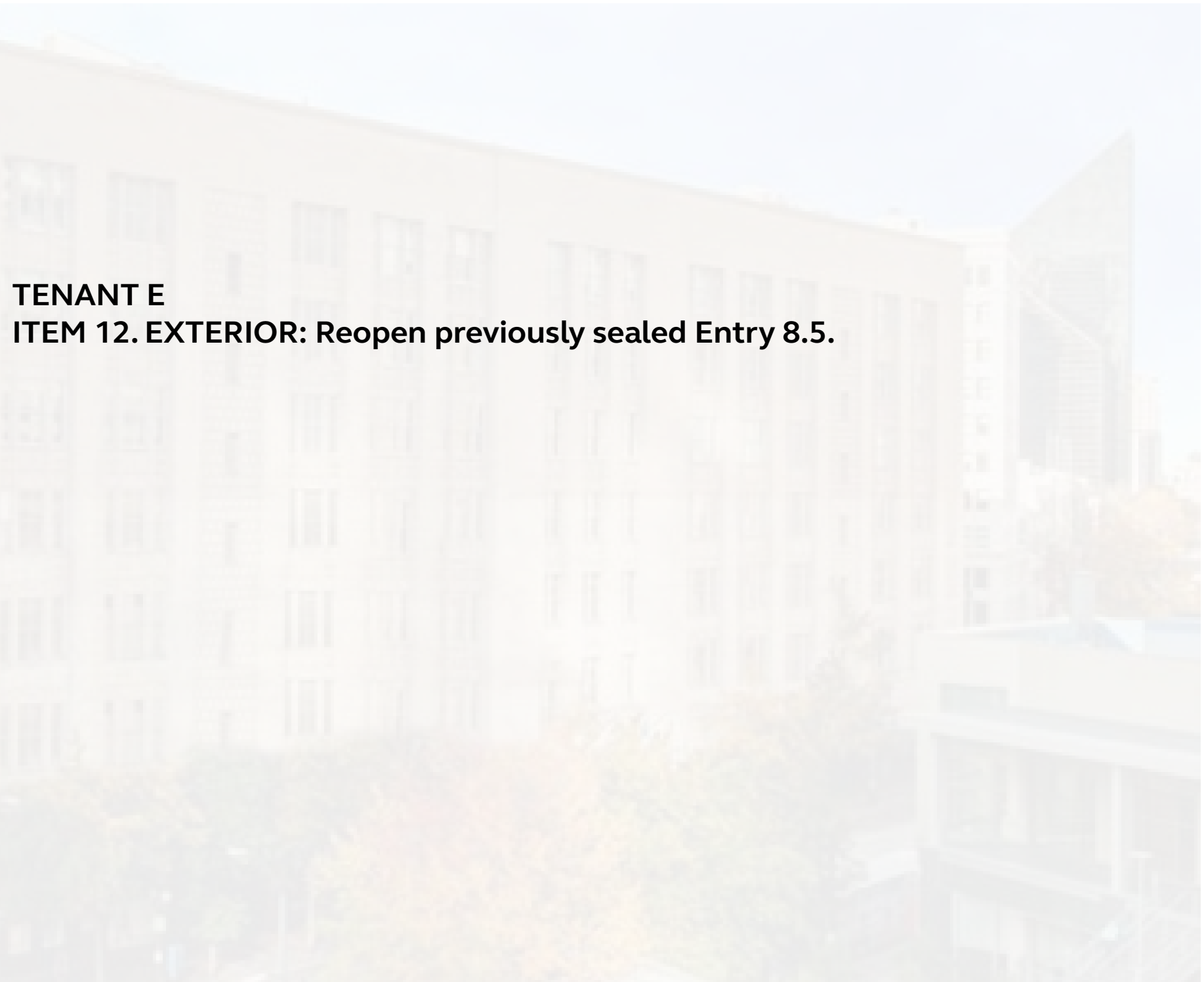


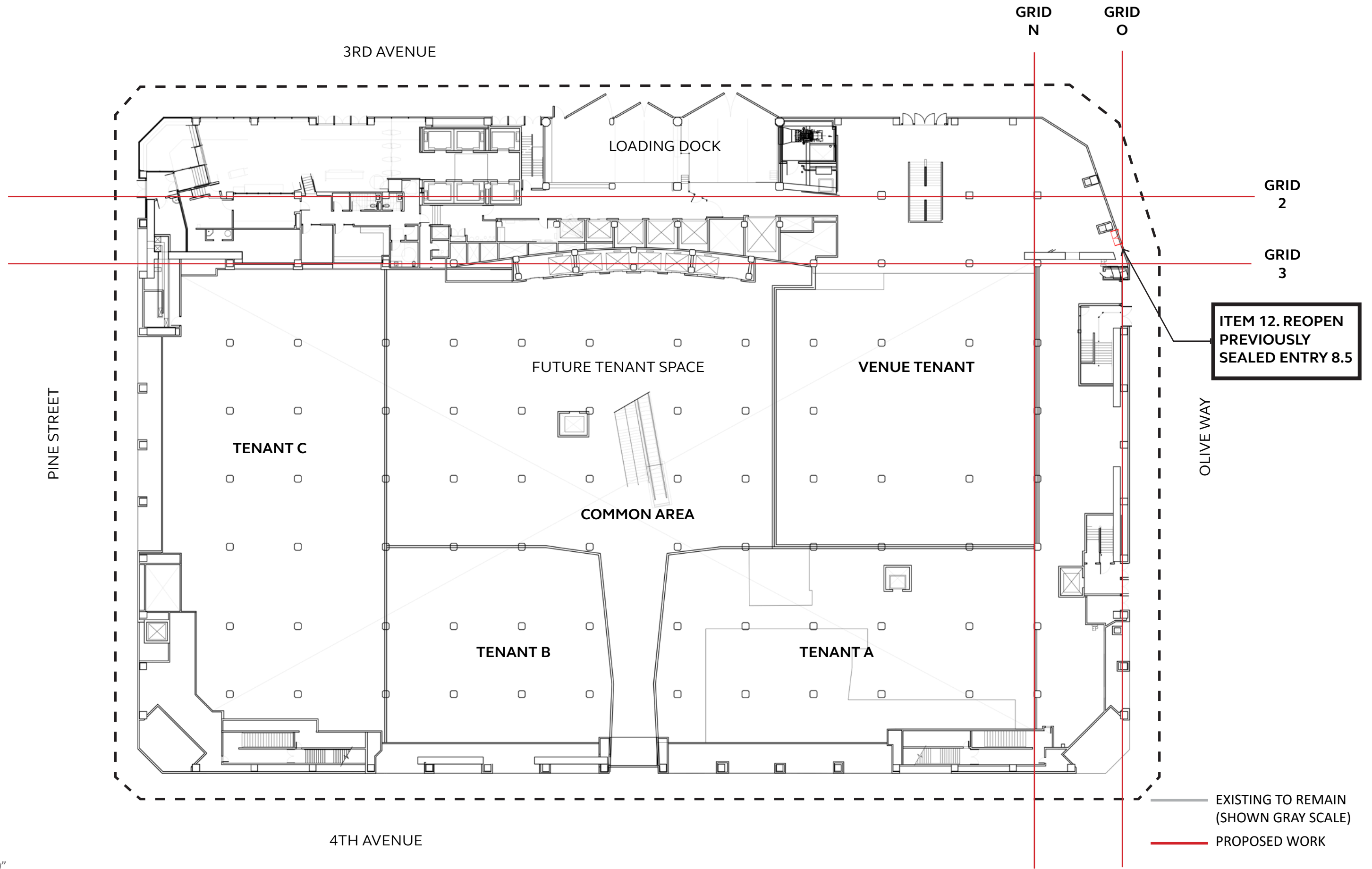
PROPOSED EXIT AND DSPLAY WINDOW-05
1/8" = 1'-0"



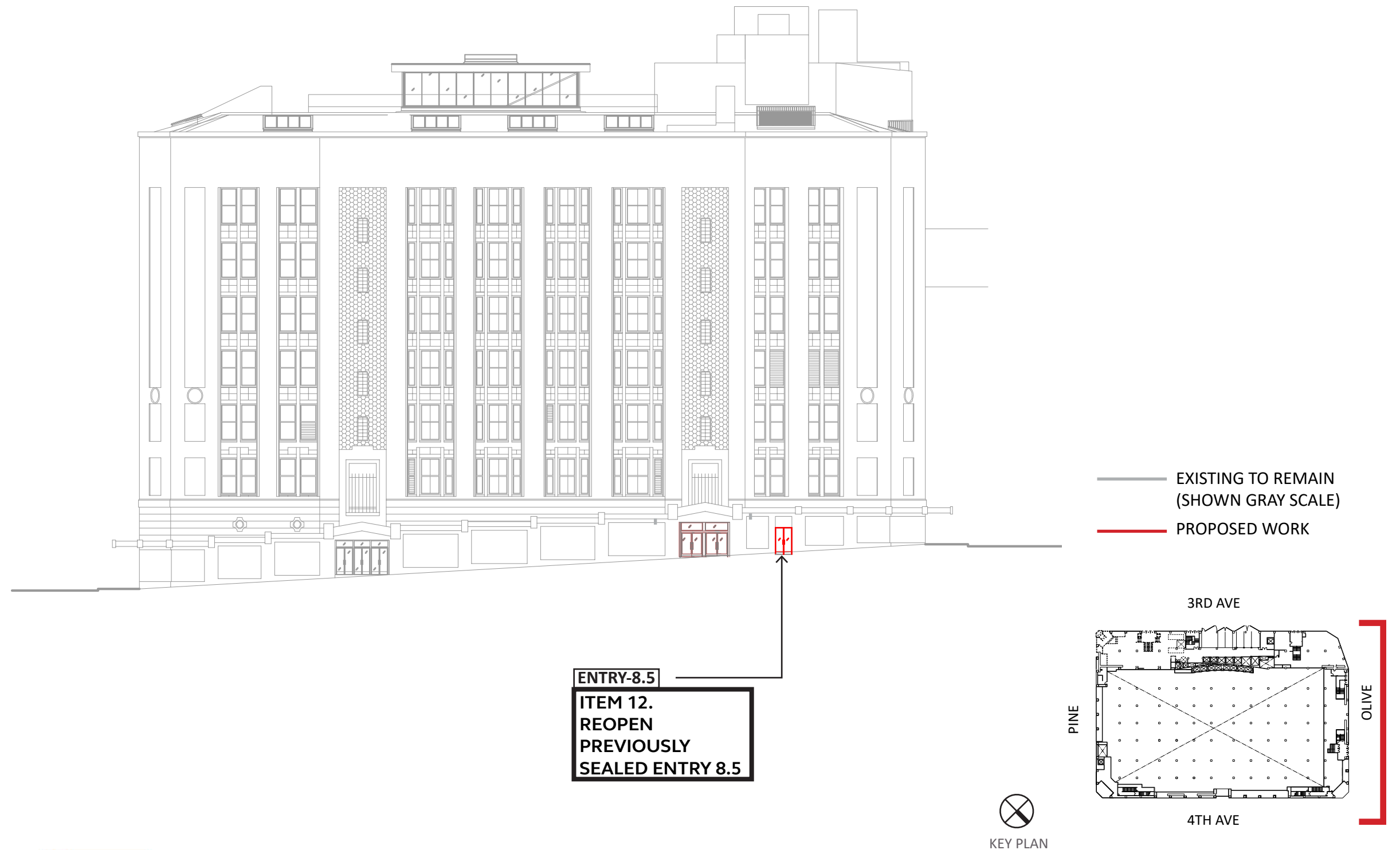


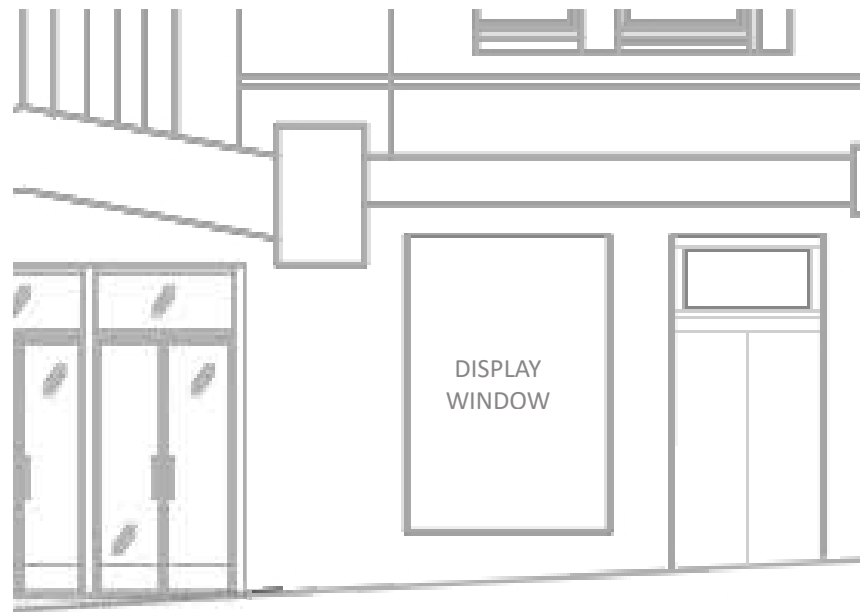
TENANT E
ITEM 12. EXTERIOR: Reopen previously sealed Entry 8.5.



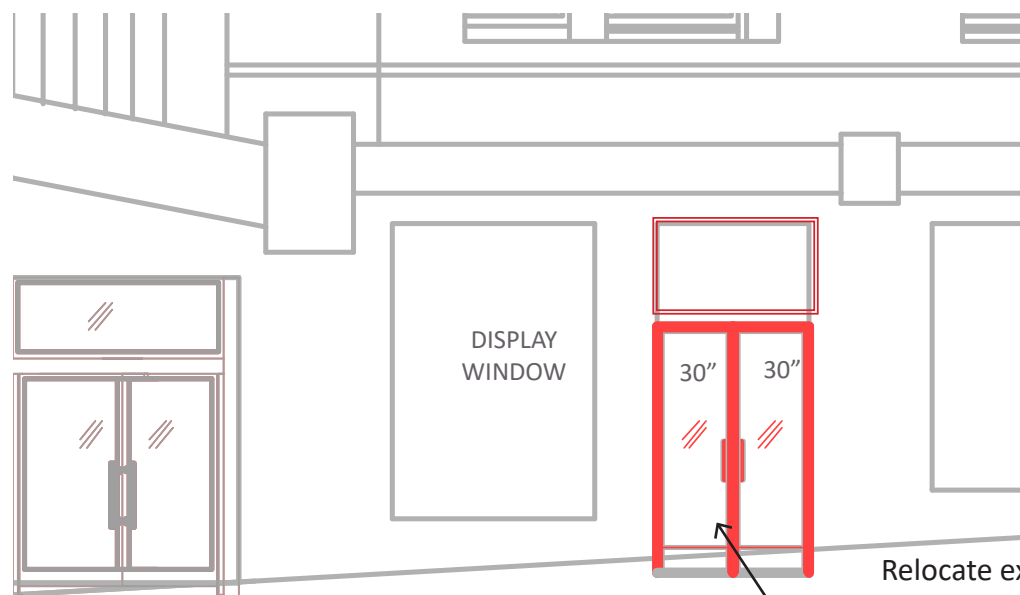


1/32"=1'-0"



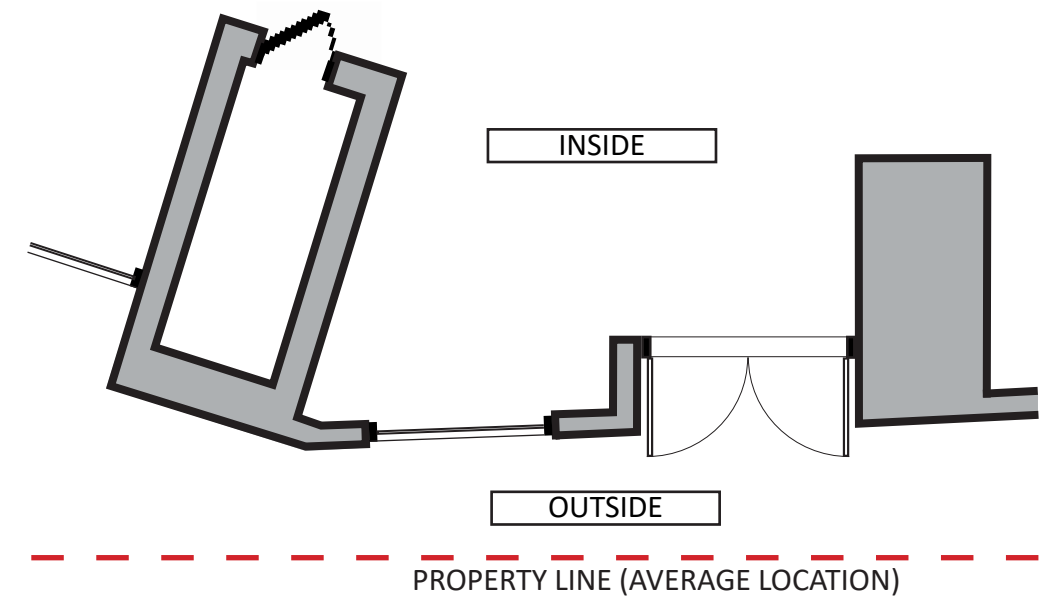


EXISTING CONDITION
1/8" = 1'-0"

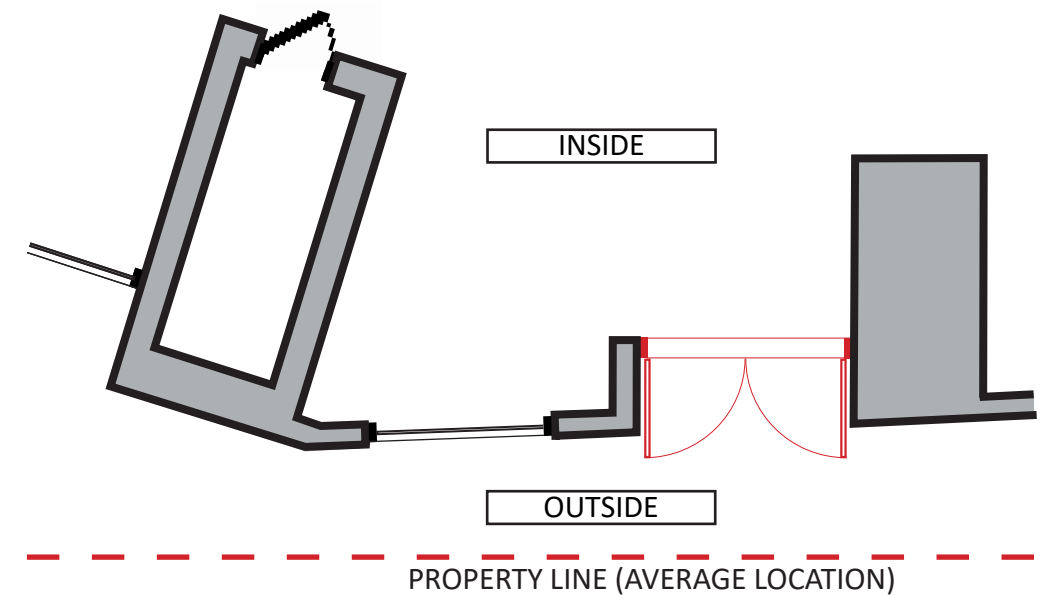


Relocate existing bronze colored metal storefront doors from Entry 9
PROPOSED ENTRY-8.5
1/8" = 1'-0"

RECONFIGURED ENTRY
DOORS
(2) DOOR LEAF
30" W X 7'-0"H



PLAN - EXISTING PREVIOUSLY SEALED ENTRY
1/8" = 1'-0"



PLAN - PROPOSED ENTRY
1/8" = 1'-0"

